


Strategic Employment Site
Assessment Technical
Document



Appendix F :
Full Strategic
Employment Site
Assessments



Site Details	
Ref No	NLP008
Site Name	Land at Hitchin Road
Site Address	Shefford, SG17 5JD
Settlement	Clifton
Size	Submitted Developable Area: 14.34 ha Submitted Whole Site Area: 14.34 ha Measured GIS Area: 14.4618 ha
Proposed Use	A mixed commercial development with storage, industrial and office facilities.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate over 40,000 sqm employment floorspace
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is located at the junction of Hitchin Road and the A507; there is an existing access road. Infrastructure delivery will involve the improvement and extension of existing roads.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The land owner has expressed an intention to develop the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permission
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Site not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site has no significant physical constraints which would restrict development of the site.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	n/a	The site is not located adjacent to an existing settlement. There are no significant historic or distinctive characteristics within vicinity of the site which may be affected by development.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 2: Very good
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) 	R	7km to Biggleswade town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	Approx 1km to nearest bus stops in Shefford
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx 3.3km to Arlesey train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is adjacent to the A507; and, approximately 9km from the A1 and the A6.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Existing downstream flooding problems associated with the watercourse in New Road. Development must not exacerbate this and betterment achieved wherever possible.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	Adj factory/works
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Residential receptors are in close near but appropriate uses, site location and it would be possible to deliver the development
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Very limited capacity for low key development only. Rural, open site especially to north east, longer ranging views from rural setting; any development would need to be in keeping in scale, form and character with nearby existing built form and include landscape mitigation appropriate in planting character to landscape setting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site is considered to have low archaeological potential. No objection to allocation. The site is considered to have low archaeological potential and therefore the Archaeology Team have no objection to its allocation.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential impact on farmland species, opportunities for enhancement.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G	No aspirations identified in Parish GI plans for Clifton / Shefford. Leisure comments No loss of LS open space. Not adj to any Leisure Strategy sites. Near to Samuel Whitbread Academy Sch Rugby Pitches and Memorial Rec Gnd.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No known relevant planning applications at this site. The site has not been allocated to previous Allocation Plans.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION			
The site is considered suitable to accommodate the proposed development. Landscape impacts should be considered when determining the type and scale of development. Development should be minimised at the north east to protect views and appropriate mitigation with planting incorporated into development. The site is considered to have no overriding constraints to development and therefore passes stage 2.			


STAGE 3: AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years (deliverable)
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	Market signals suggest that office development is only currently viable in major towns and cities, or strong out-of-town locations. The demand for office space in Central Bedfordshire is generally weak, with occupiers preferring to locate in nearby Milton Keynes or Luton. There is evidence of a market for small industrial uses in this area
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	There are very few employment uses near this site. There is the local Henlow Industrial Estate and the industrial estates in the nearby villages of Shefford and Arlesey. Generally, there is a low vacancy rate and rents which have increased in recent years. This suggests a demand for these small scale industrial uses. There is no office market in this area, suggesting that there is no need for one.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	This proposal is for a mixed commercial development of storage, industrial and office. Considering the market conditions, light industrial uses would be more suitable in this location than offices, as these do tend to locate in the towns/villages.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet			
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Does the site pass the assessment?	Yes
The site is considered suitable to accommodate the proposed development. Market signals indicate that, considering the market conditions, light industrial uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.	

<p>The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.</p> <p>Sites will be selected with reference to:</p> <ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply.
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Site Details	
Ref No	NLP034
Site Name	Land at Bedford Road, Husborne Crawley
Site Address	MK43 0UT
Settlement	Husborne Crawley
Size	Submitted Developable Area: 14.49 ha Submitted Whole Site Area: 14.49 ha Measured GIS Area: 14.5901
Proposed Use	A mixed commercial development with storage, industrial and office facilities.
Additional Info	The development of employment land will complement the existing Crawley Crossing distribution site across the road, and the Marston Gate Distribution Centre at the opposite side of the M1.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment floorspace
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	11.7% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.5%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?

Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is located at junction 13 of the M1, and benefits from this existing strategic network. Local access would need to be created.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is interested in developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	No green belt coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)**STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in	R	The site is 100% Greenfield land.
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³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	<p>accordance with the NPPF definition?</p> <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		
Community			
15	<p>Neighbourhood Planning (only applicable in designated areas)</p> <p>Is the site identified as an employment allocation in an emerging Neighbourhood Plan?</p>	N/A	The site is not located within a designated Neighbourhood Planning area.
16	<p>Community Consultation</p> <p>Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.</p>	No	n/a
Physical Constraints			
17	<p>Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.</p>	G	The site has no significant physical constraints.
Relationship to Settlements			
18	<p>Not applicable for sites which adjoin Significant Facilities in the Countryside⁶.</p> <p>Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?</p>	n/a	The site is not located within close proximity to an existing settlement. There are no historic or unique characteristics within proximity to the site which may be affected by development.
Agricultural Land Quality			
19	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	<p>Distance to Town centre/ Local Centre:</p> <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R	7.7km to Ampthill and Flitwick town centres
21	<p>Distance to bus stops with a frequent service:</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R	There are bus stops 1km away at Ridgmont

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	A	There is a train station 1km away at Ridgmont
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent the M1, located at junction 13.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Minor areas of Zones 2 & 3 on northern boundary. May limit access and egress, needs to be demonstrated for development to be achievable.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Very limited capacity for Development – Despite presence of M1 junction, this is a rural vale important as the foreground to the Greensand Ridge at Aspley Guise. Largescale building e.g. B8 would be unacceptable – development would block key views to Greensand Ridge. Important that open views are maintained from Brogborough Hill. Site contributes to the openness of the Vale. Views from M1 and railway important. Any built form would need to be small scale – site is not comparable to Marston Gate. Warehousing at Crawley detracts from Greensand location and should not be considered an acceptable site to extend from. Vale landscape of Aspley Triangle important in own right- this area assessed in detailed LCA as Moderate –High sensitivity. Would need to accommodate BMK Canal park. Landscape not appropriate for dense screening – this is an open landscape with a framework of hedges.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that contains multi-period archaeological remains (identified on the CBC Historic Environment Record). Archaeological remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets	A?	Potential habitat enhancements, must consider existing

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?		habitats & corridors hedges / ditches & CWS. With such a large new development potential to plan well for positive ecological gains and network enhancements. Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan identifies this as an area of sensitive landscape that needs to be protected – important in views from Brogborough Hill, and forms the foreground setting to the Greensand Ridge. Site takes in route of B&Mk Waterway Park. Development would be expected to deliver, and be designed to relate positively to the B&MK Waterway Park. Leisure comments No loss of LS open space. Not near to any LS sites. Further afield: Holcot Wood and Aspley Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No known relevant planning applications at this site. The site has not been allocated to previous Allocation Plans.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Site is considered appropriate to accommodate the proposed development. Strategic location adjacent to M1 is highly suitable for commercial development. The site therefore passes stage 2. However, development should be sensitive to landscape character (i.e. in scale and massing). Development should relate positively to M&BK Waterway.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 - 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium term (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at

			new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is positioned in a strategic location for distribution uses. Market signals indicate there is evidence of a strong distribution market in the local area. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.

This site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP054
Site Name	Land at Marston Moretaine and Lower Shelton
Site Address	Land either side of Beancroft Road, Marston Moretaine MK43 0QE
Settlement	Marston Moretaine
Size	Submitted Developable Area: 182 ha Submitted Whole Site Area: 182 ha Measured GIS Area: 185.3904 ha
Proposed Use	The development of a new settlement of 2000 or more dwellings, aligned with employment provision, local centre, community facilities, open space, school facilities.
Additional Info	Residential development at 30 dpha. The proportion of employment floorspace will be dependent on site allocation.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 8.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	Highway infrastructure of the A421 has been completed, this would enable suitable and adequate access to the site.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner intent on developing site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site has no significant physical constraints.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R	The site is located adjacent to the village of Lower Shelton, and within close proximity to Marston Mortaine and Upper Shelton. There are a number of identified heritage assets on, or within a direct adjacency to the defined site boundaries: <ul style="list-style-type: none"> Beacroft Farmhouse (Grade 2) Charity Farmhouse (Grade 2) Lower Wood End Farmhouse (Grade 2) The Sugarload (Grade 2) Lower Roxhill Farmhouse (Grade 2)
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	6.4km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops within 400m of the site on Lower Shelton Road
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Milbrook is 3km away from the site
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the A421, approx. 5.8km from the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant overland flow path on eastern side of the site, will limit development layout. Exceedance routes need to be considered and development must not alter existing drainage patterns so that risk on/off site would be increased.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Proportion of employment / industrial space suitable with appropriate positioning within the development
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	This is a large site with a context of linear villages and farmsteads. Scope for development close to A421 corridor and to east of Beancroft Road. Rural open farmland, with adjacent nationally significant woodland at Marston Thrift. Important to maintain views of rising ground to north west. Opportunity to integrate development within wooded framework to create sense of place within FMV. Low density development in keeping with scale of village appropriate, not B8. Land west of Beancroft Road unacceptable as integral to rural setting of Cranfield- well hedged farmland and wooded foothills on slopes of west Bedfordshire clay ridge.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and contains a number of cropmarks (recorded on the CBC Historic Environment Record) likely to be of archaeological origin. It also lies within the wider setting of the Moat Farm, Cranfield Scheduled Monument. This site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented and the development does not cause substantial harm to the setting of the Scheduled

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			Monument. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Consideration must also be given to the impact of the proposals on the setting of the Scheduled Monument (required by paras 132 - 134 of the NPPF). Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Land SW. Beancroft Rd more sensitive. Adj SSSI/ CWS and GCN habitat. Retain and buffer existing ditch and hedge corridors.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Within FoMV, would require 30% woodland cover. Adjacent to Marston Thrift – would need buffering. Extensive RoW network in area. Parish GI plan identifies much of the site for preserving the area as inappropriate for building. Leisure comments No loss of LS open space. Near to Marston Vale Millennium Country Park, Rectory Wood and Upper Shelton Sch, Bedford Road Rec Gnd and Green Corridor to Denton Farm.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No known relevant planning history on site. The site has not been allocated to previous Allocation Plans. However, there are a number of recently granted planning applications within proximity of the site: CB/11/04445/OUT – Land to the south of the A421 - allocated for mixed uses (Policy MA4) comprising 125 dwellings and employment uses. Permission granted. Development under construction. CB15/00209/OUT – Land to the south of the A421 – Up to 365 residential dwellings and up to 0.42ha B1, A1/A2/A3 and D1 use. Outline consent granted in December 2015.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

The site is considered suitable to accommodate the proposed development for residential led mixed use development. The site therefore passes stage 2. Commercial development however will need to be appropriately placed to avoid adverse impacts on residential occupants and scale dependent on location within the site. Further, due to the landscape sensitivity of the site, B8 uses are not considered appropriate in this location.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		6 – 15 years. Should an allocation be forthcoming, an outline planning permission will need to be obtained
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	This site is located near a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Marsh Leys Industrial Estate, which specialises in distribution. As well as the Woburn Road Industrial Estate, with a selection of offices and light industrial uses. Throughout the mix of uses there is generally a low vacancy rate. The majority of employment uses do tend to be located near Bedford towards the north of the site, as this location near the main centre is attractive to offices and light industrial uses.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	This proposal is for a mixed use residential scheme with employment provision. It is likely that this will be small scale offices, which there is less of a market for in this area. However, with the additional residential uses there may be scope for this to work.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes/ No
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The site is considered suitable to accommodate the proposed development with no overriding constraints. The site is located in a strategic location for distribution uses. The proposals comprise residential led development with employment provision. This is likely to be small scale offices, which there is less of a market for in this area. However, with the additional residential uses there may be scope for this to work.


The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach

- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP074
Site Name	Checkley Wood Garden Village
Site Address	New settlement north of Leighton Buzzard, LU7 9LA
Settlement	Heath and Reach
Size	Submitted Developable Area: Submitted Whole Site Area: Measured GIS Area: 364.8941 ha
Proposed Use	Mixed use development of approximately 4,500 homes, employment (11.8 ha of land proposed for this use) and a major tourism facility around the existing lakes.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	4.3% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.9%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site includes the Nine Acres Pit SSSI, which is 20.42 ha, and only accommodates 6% of the site.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?

Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The development involves the Heath & Reach bypass which would be a major benefit to the area, as well as significant improvements to the existing road network.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	A	Approximately 50% greenfield and 50% quarries and associated land. The land will be damaged following quarrying.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100%
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	Approximately 40% of the site is located within Green Belt Area H and HAR2. HAR2 is considered to make a relatively weak contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The site is well connected to the A5 and its development would not impact the Green Belt directly surrounding Leighton Buzzard.
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)**STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in	A	Approximately 50% greenfield and 50% quarries and
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³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 		associated land.
Community			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	n/a	n/a
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a
Physical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R	The Nine Acres Pit SSSI, which is 20.42 ha, accommodates 6% of the site.
Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	n/a	The site is not located directly adjacent to an existing settlement.
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	100% Non-agricultural land

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	A	3.8km to Leighton Buzzard town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R	Approx. 1.6km from bus stops in Heath and Reach.
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Approx. 5km to Leighton Buzzard train station

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is adjacent to the A5, and is approx. 9km from Junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Large site – should consider strategic suds/attenuation across the site and splitting this into drainage catchments.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Various landfills / pits and industrial uses
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Some receptors and appropriate positioning of uses required.
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable; relatively open landscape character, strong visual relationship with more elevated historic estate landscapes to east. Limited information on location and character of employment site/s, suggested location given adjoining A5. Strong concerns re. visual impact of any development within site context and impact on wider valued more elevated, historic estate / farmland landscapes associated with Woburn, Battlesden and Potsgrove especially to east / south east, and including important recreational access / amenity. Landscape character primarily open, rolling, arable farmland defined by hedgerows with limited native woodland cover to site surrounds and east; mitigation of any development and in keeping with local landscape / planting character cannot be assured
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains archaeological earthworks and has potential. This would not prevent allocation provided appropriate mitigation was undertaken. This area includes a current minerals extraction site but not all of the land has been worked. It also includes well preserved medieval archaeological earthworks and high status Roman remains are known to have been recovered from one of the quarries (Double Arches). The presence of archaeological remains does not prevent allocation and development, however, preservation in situ of the medieval earthworks may be required. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation (of the unworked parts of the site) and a survey of the earthworks to satisfy para 128 of the NPPF. The requirements of paras 135 and 136 of the NPPF should would have to be into account with reference to the earthworks. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological	R/A	Huge area in NIA. Old minerals sites represent key strategic opportunities for biodiversity.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	assets and are there any opportunities for their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	<p>Much of NW area within district GI network, within NIA. No parish GI plan for area.</p> <p>Leisure comments No loss of LS open space. Direct impact as adj to Kings Wood LNR, Rammamere Heath, Rushmere Country Park and Shenley Hill Plantation. Near to Bryants Lane Sports Ground, Bird's Hill/Linslade Road Allotments, Thrift Road Recreation Ground, Oak Bank School (Outdoor Sport), Heathwood Lower School Cotefield Drive (Outdoor Sport), Van Dyke Upper School & Community College (Outdoor Sport) and Gilbert Inglefield Middle Sch (Outdoor Sport).</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Mineral Safeguarding Area and a number of mineral sites
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>The site has not been allocated to previous Allocation Plans.</p> <p>Extensive planning history relating to Double Arches Quarry and Wind Turbines. Recent / relevant applications as follows:</p> <p>CB/16/00232/FULL - Demolition of existing buildings/structures, removal of containers and erection of replacement commercial units, associated works and provision of 11 pitches for Travelling Showpeople. Pending decision.</p> <p>CB/14/00556/FULL - Construction of additional access road from A5 to Double Arches wind turbine including improvements to existing farm access on the A5. Approved 14 / 04 / 2014.</p> <p>CB/10/03034/FULL - Erection of a 2.3 MW wind turbine (108m high to top of hub, 149m high to tip of rotor) including access and associated infrastructure. Approved 02 / 08 / 2011</p>
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

The site is considered appropriate to accommodate the proposed development. The largest constraints are the location of the site Green Belt, and impact on landscape. The proposed tourism facility at Woburn Lakes provides opportunity for ecological mitigation and enhancement and infrastructure improvements would improve accessibility. Given appropriate layout and mitigation, there are considered to be no overriding constraints to development. Site passes stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.


Achievability

33	When can the scheme realistically	0 – 5 years (deliverable)
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	commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		
34	Considering the size of the site, what is the indicative build out time?		10 – 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?		Market research has shown that the strongest performing locations for local office and industrial facilities is in Dunstable and Leighton Buzzard. This is because these type of businesses like to locate near employee homes, where commuter distances are shorter. The distribution market nearby is limited, and this would not be suitable for the type of site proposed.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Vacancies of local industrial and office facilities in Leighton Buzzard are low, and this area has a high demand for such uses.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Considering the market signals and this mixed use proposal, the development of local industrial and office facilities would be suitable for this site. The new residential units would also increase the need for local employment.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes
Considering the market signals and this mixed use proposal, the development of local industrial and office facilities would be suitable for this site. The new residential units would also increase the need for local employment. The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.	
Sites will be selected with reference to:	
<ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply. 	

Site Details	
Ref No	NLP178
Site Name	Land at Winterwoods Farm
Site Address	North of Salford Rd, Brogborough, MK17 8BS
Settlement	Brogborough
Size	Submitted Developable Area:36.2 ha Submitted Whole Site Area: 36.2 ha Measured GIS Area (8): 36 ha
Proposed Use	Development of Class B8 storage and distribution units providing up to 100,000 sqm floorspace.
Additional Info	The site is close to Prologis Park and Marston Gate Distribution Park. The site is 1.1. miles from local amenities at Brogborough.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations.
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The proposal will upgrade existing highway access and provide a new roundabout on Salford Road.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant greenfield and agricultural buildings
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	A developer is intent on developing the site. The site appears to be owned by someone other than the developer.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	Ownership situation uncertain.
10	Does the site already have planning permission for the proposed use? ⁵	G	Pre-application advice has been sought, and a planning application is being prepared for the proposed use – it has not been submitted.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site contains approximately 5% Previously Developed Land (comprising commercial development located at the centre of the site).
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	A public exhibition was held on the 20 th January 2016. Details of the overall community response following this exhibition have not been provided by the applicant.

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. (29)	G	The site is in good condition with no obvious signs of potential obstacles or contamination. Would require access.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to any existing settlements.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	8km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	Approx. 1.5km from bus stops at Ridgmont
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 1.5km from train station at Ridgmont
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) (16 18)	G	The site is adjacent to the A421 and is only 1km from the M1. The site is physically separated from existing sites due to the M1 and A421, but with improved access roads this could become a strategic site.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	No issues.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	Capacity for small – mid scale development in scale with village gateway. Retain sense of place contrasting with development west of A421. Farmland forms setting for historic villages and foreground to Brogborough Hill Scope for wooded integration of development – current Winterwoods scheme proposes new woodland link. Land is open with gentle slopes rising from valley. Higher land is more visually sensitive. Important to maintain rural character of lane which contrasts with scale of M1 and A421. Suitable for low rise commercial development – B8 would dominate the approach to villages and restrict views of wider countryside at gateway to FMV. Scope for densely planted design. Green roofs would help mitigate impact from Brogborough Hill viewpoints. Salford area distinctive part of Marston Vale.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and medieval periods. Therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF as identified in the Archaeology Team's pre-application comments on this site in 2015 (CB/15/03886/PAPC). Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	In GCN recolonization area and forest of MV. Potential for enhancements, wet woodland. Impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	Within the Forest of Marston Vale – would require 30% tree cover, retaining, extending and buffering existing woodlands. Leisure comments No loss of LS open space. Near to Holcot Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/15/03907/SCN – EIA Screening Opinion: Strategic B8 Employment Development. Decision: EIA required. An Environmental Scoping Report was submitted to the Council. An EIA Scoping Opinion was provided by the Council on 15 th December 2016 (CB/15/0417/SCO). CB/15/03886/PAPC – Pre-application Planning Advice re planned Storage and Distribution Employment Scheme. Pre-application response letter received December 2015. A planning application is currently being prepared for Class B8 storage and distribution units providing for up to 100,000 square meters of floorspace (including ancillary B1 development).
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Appropriate landscape and archaeological mitigation would be required. Following this, the site is considered suitable to accommodate the proposed development with no overriding constraints. The site therefore passes stage 2.

STAGE 3: AVAILABILITY


The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years (deliverable)
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years (deliverable)
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years),		Medium (5 – 10 years)

	medium (5-10 years), or long (10-15 years)?		
Market Signals			
36	Are there any market factors which would affect deliverability? (25 26)	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes
<p>The site is considered appropriate to accommodate the proposed development. The site is located at M1 Junction 13, which is a strategic location for distribution uses. As such, this site could be successfully developed for distribution uses.</p> <p>The site passes stage 3, and is therefore recommended for allocation for strategic employment development in the Local Plan.</p>	

<p>The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.</p> <p>Sites will be selected with reference to:</p> <ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply.
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Site Details	
Ref No	NLP244
Site Name	Land at Ridgmont
Site Address	Land to the north of A507, MK43 0XP
Settlement	Ridgmont
Size	Submitted Developable Area: 43 ha Submitted Whole Site Area: 43 ha Measured GIS Area: 43 ha
Proposed Use	Strategic employment site for industrial/manufacturing (use class B2) and storage/distribution (use class B8)
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm – the proposal estimates space for 140,000 sqm
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers) Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

to questions 1, 4, or 5 prevent progression to the next stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site will require new access from A507 – junction designs have been prepared and agreed with Highways England. Appropriate utilities and drainage would need to be provided.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permission
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This is a high quality site, with no clear physical constraints or permanent features. The site would require a new access.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to any existing settlements. The site lies immediately south east of the Marston Gate Distribution Centre. Appropriate employment development on this site would be complimentary to this existing development.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A /G	100% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	6.2km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	Approx. 500m from bus stops at Ridgmont
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	G	Approx. 500m from the train station at Ridgmont
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent the A507 and approx. 1.5km from junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant surface water overland flow path in south west corner, will impact on site layout and areas of attenuation.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	Former brickworks/pits
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Some limited scope for development in parcel to west of right of way. Farmland to east and north forms attractive open setting to the Greensand Ridge. Any development would need to be secondary in scale and not detract from the distinctive roofline of the Amazon warehouse and set within sufficient wooded mitigation to create a sympathetic rural edge. Important to retain development west of the railway and not allow spread into open countryside, or limit the attractive views gained from Ridgmont bypass and from elevated land to south and west.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be	G	Potential impact on farmland species, enhancement opportunities good.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	on any biological, geological or ecological assets and are there any opportunities for their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	Within the Forest of Marston Vale – would require 30% tree cover. Greensand Ridge Walk (long distance footpath passes through sites, and other ROW on site in addition. Leisure comments No loss of LS open space. Near Ridgmont Sch Playing Field, Inf Rec at Land Off High Street and Hurst Grove Playing Field. Further afield: Holcot Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has no known relevant planning applications. The site has not been submitted to previous Allocation Plans.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

The site is considered suitable to accommodate the proposed development with no overriding constraints to development. Landscape impacts should be considered when determining the scale and mass of development. The site passes stage to.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar	G	The surrounding area is dominated by distribution uses,

	developments in the market area? Is there an over/under supply?		including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

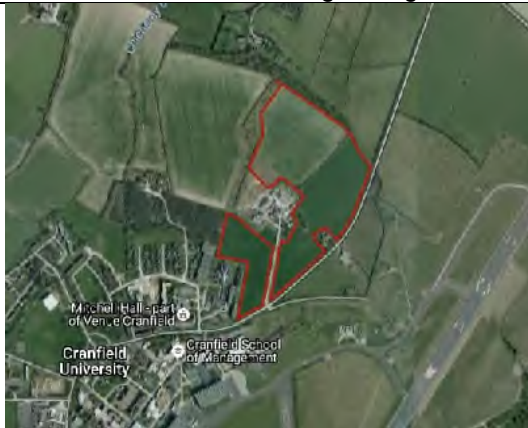
Does the site pass the assessment?	Yes
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The site is considered suitable to accommodate the proposed development with no overriding constraints to development. The site is located at Junction 13 of the M1, which is a strategic location for distribution uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. The site passes stage 3, and is therefore recommended for employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP260
Site Name	Land at Wharley Farm
Site Address	Land at Wharley Farm, College Rd Wharley End, MK43 0AH
Settlement	Cranfield
Size	Submitted Developable Area: 14.14 ha Submitted Whole Site Area: 88 ha Measured GIS Area: 88 ha
Proposed Use	Development of up to 425 dwellings with associated works. The site may also accommodate education and community facilities, and it may be considered for a mixed use scheme to include B1 (Business); B2 (General Storage and Distribution); B8 (Storage and Distribution).
Additional Info	As part of the withdrawn Development Strategy its proposed capacity is for 23ha of Grade B1 office space, Transport interchange, airport parking, and retail (shop and restaurant) facilities. The site is close to Prologis Park and Marston Gate Distribution Park. The site is 1.1. miles from local amenities at Brogborough.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	There is direct access to the site from College Road, there is no critical infrastructure required to deliver this site. The proposal does involve the necessary local roads, and utility provision.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield and agricultural land
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not in Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site does not fall within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. (29)	A	The completion of the junction works means that the site is immediately available as it is primarily greenfield land and there appears to be no major constraints or contamination issues. However, it is allocated as green belt and would need to be released for development.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site lies north of Cranfield University, specialising in science, technology and engineering. Appropriate employment development (i.e. specialising in science & tech.) would be complimentary to existing development.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	70% Grade 3: Good to moderate 30% Non-agricultural
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	10km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	600m from bus stops at Cranfield University
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	The nearest train station is 6.1km from the site, at Brogborough
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) (16 18)	A	The site is 5.5km from the A421, and 7km from Junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	No issues
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	Former brickworks/pits
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	Scope for small scale development with opportunities to enhance edge of settlement. Site appropriate for low rise development in scale with University and farmland setting – B8 would be inappropriate in terms of height and mass. Important to ensure development screened from open plateau landscape of runway. Planting required to buffer existing woodland and integrate with rural landscape to north and west.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains; therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for	A/G	Opportunities for enhancement, buffering existing corridors and woodland habitat. Shown as Residential site?

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	Network of RoW across site. Within the Forest of Marston Vale, would require 30% tree cover. Leisure comments No loss of LS open space. Near to Cranfield University Playing Field, Cranfield University Playing Field and Cranfield Football Club Crawley Road. Further afield: Rectory Wood
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		This site was previously submitted to the 2014/15 Call for Sites. The site has no know relevant planning applications.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION			
There are very few issues on this site, it is immediately available and is in a good location for R&D employment space. Overall this site is suitable for the proposed development, and as such it passes stage 2.			

STAGE 3: AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		5 – 10 years
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability? (25 26)	G	Central Bedfordshire has become an attractive location for R&D businesses, especially at Cranfield Technology Park. Unit sizes within this sector differ considerably, and depend completely on what the occupier needs. At Cranfield, there is a concentration of science and technology related activity, which thrive in the high quality modern offices and facilities.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	Cranfield Technology Park has become a hub of research and development, with Aerospace Integration Research Centre locating there, as well as Nissan. There is supply of existing stock for smaller occupiers at Cranfield, but there is limited space for larger occupiers.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully	G	This site is ideally located for office facilities for academic research and technology. The university and Cranfield have created a hub for this type of occupiers,

	developed and occupied?		and additional space would be welcomed.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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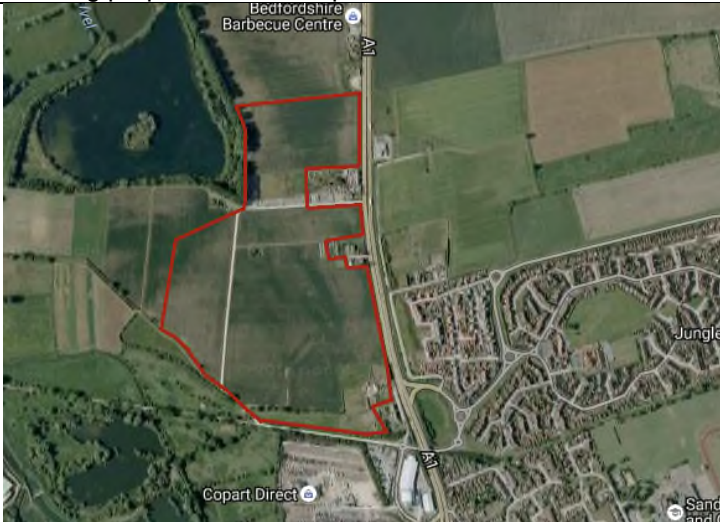
Market signals suggest that this would be a suitable location for research and technology offices.

This site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP264
Site Name	Land adjacent to Popes Farm
Site Address	Georgetown Sandy, SG19 2AE
Settlement	Sandy
Size	Submitted Developable Area: 21 ha Submitted Whole Site Area: 22 ha Measured GIS Area: 28 ha
Proposed Use	Mixed development of up to 500 residential units, community facilities and employment land, or a completely employment led development, providing land for business use, including storage, distribution and offices.
Additional Info	Housing proposed at 25-30 per hectare
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm of employment floorspace. The proposal is flexible, but a mainly residential led development would significantly reduce the area available to employment.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	40.9% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers) Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

to questions 1, 4, or 5 prevent progression to the next stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site would need new access roads created, the proposal indicates that it can deliver new roads and routes and improvements to existing infrastructure, as well as community facilities.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	95% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowners are all intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 95% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site does not fall within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R	45% of this site is located within Flood Zone 2. Appropriate layout and flood mitigation measures would therefore be required. The site has a flat topography and there is considered to be no contamination on the site.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site is located adjacent to an existing settlement. The adjacent settlement has no clear historic or distinctive characteristics. There is opportunity for development to be complimentary, subject to layout and design.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 1: Excellent
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	G	1.8km to Sandy town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	One bus stops within 400m of the site on Sunderland Road
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	2.5km to Sandy train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	Site is adjacent to the A1
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant area of Zone 2 and borders Zone 3 to the west. Potential for high ground water.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Limited scope for development –small scale; distribution unacceptable. Farmland provides rural setting to Sandy with views to Ivel corridor – important riverside character. Market gardening decline; area vulnerable to urban fringe use. Quality small scale development on southern part of site acceptable if secures sympathetic edge. Need to ensure views of riverside trees maintained in enhanced riverside corridor. Part of larger site – would need joint Masterplan approach. Concern visual impact of noise attenuation measures – A1 corridor enhancement required.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that is known to contain multi-period archaeological remains and includes cropmarks (recorded on the CBC Historic Environment Record) likely to be of archaeological origin, therefore it has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. This would be in line with the strategy adopted for the Arlesey Cross planned extension. Should the site be allocated, a contingency for archaeological works must be included in any

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			proposal to prevent issues with viability
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	The site represents an important wetland corridor of regional value for habitats with a number of protected species associated with it. between CWSs substantial gains required, in NIA, wetland habitats SPI.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	Parish GI plan aspiration to create allotments next to National Cycle Network route 51 / Georgetown. RoW network across site Leisure comments No loss of LS open space. Near to Fallowfield Rec Gnd, Sandy Upper Sch Playing Fields, Blunham Rec Gnd, Sunderland Road Rec Gnd, Artificial Pitch & Bowls Club
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Mineral Safeguarding Area
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 Call for Sites. The site has no known relevant planning applications.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

This site is considered suitable to accommodate the proposed development. Approximately 40% of the site is within the FZ, therefore flood mitigation would be required. With appropriate mitigation measures, this site could accommodate a strategic employment use. However, large scale distribution is considered inappropriate due to landscape impacts.

Overall the site is suitable for the proposed development, and as such it passes stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would affect deliverability
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	The employment uses in this area are located within and around Sandy, with a concentration of industrial uses at Sunderland Road Industrial Estate. Vacancy rates on this site have been decreasing, but so have the rents.

			This suggests demand for industrial uses may be less than before.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	This site is adjacent to the A1, and has a strategic access point at the junction with Copart. The market suggests that this would be a suitable location for industrial uses; however, distribution units would also be suitable given the location on the A1.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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The site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this would be a suitable location for small scale industrial and distribution uses.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP293
Site Name	Cranfield University Campus and Airport
Site Address	Cranfield , MK43 0AR
Settlement	Cranfield
Size	Submitted Developable Area: 238.17 ha Submitted Whole Site Area: 238.17 ha Measured GIS Area: 238.47 ha
Proposed Use	The development of a strategic employment masterplan for the site. The masterplan is being developed and no specifics have been given. The estimated employment floorspace is 100,000 sqm, consisting mainly of office facilities for academic research and technology.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.8%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	As the site is located surrounding the existing Cranfield University and airport site, there is no critical infrastructure requirements
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Cranfield airport and the university are the existing use of the site. The development would incorporate and be structured around these uses.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is owned by the university and they are intent on developing it
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	A	Planning permissions for uses that are not the proposed use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	G	The sites relate to the existing university Campus and the University Airport. Previously Developed Land is considered to amount to approximately 90% of the site.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	A	The site contains no clear physical constraints. The site does already contain existing development. Development at the University and Airport would be limited to smaller sites within the university campus and airport. Small scale contamination could be present resulting from airfield use.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site includes land at, and adjacent to Cranfield University which is designated as a Significant Facility in the Countryside.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	75% Non –agricultural 25% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) 	R	9.7km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockheed Martin Ampthill.

	<ul style="list-style-type: none"> Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops within the site at University Way and Prince Phillip Avenue.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 5.5km from Ridgmont train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is approx. 5.7km from the A421, and 7km from the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant historic flooding problems. Run off to be restricted to Qbar or better.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	Airport runway. Former inert landfill on site
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Principle of development acceptable; need to integrate associated masterplans, consider wider rural setting and residential areas. Elevated, open, rural setting reveals long ranging views in parts to development edges – from rural countryside and existing / future residential development. Development must integrate within rural setting via establishing significant, multifunctional (including SuDS and biodiversity) landscape settings to edges, in keeping with local character and flora. Tall, large massed building to edges must be avoided, utilising instead stepped / escalated heights of built form. Design principles for landscape and built form including design, materials, colours and means of visual mitigation must be included in Masterplan Design Codes and Development Briefs for parcels to ensure a cohesive approach to planning and design, including mitigation and landscape. Landscape gateways and GI corridors, including treed avenues and belts, around and through development must be included with access, habitats and SuDS integrated to form frameworks for future development.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that contains multi-period archaeological remains and contains a number of

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	enhancement of these assets?		cropmarks (identified on the CBC Historic Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/G	Opportunities for enhancement, buffering existing corridors and woodland habitat.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	<p>RoW across northern part of site. Within the Forest of Marston Vale, would require 30% tree cover.</p> <p>Leisure comments Loss of Cranfield University Playing Field, East Road Amenity & Play Area, The Crescent Amenity Space, Cranfield University Playing Field and Cricket Ground. Loss would mean major detrimental impact on sporting provision locally, which is already inadequate. Protection of the existing site or re-provision of land and facilities required within accessible distance of existing facilities. Near to Cranfield Football Club Crawley Road, Holywell School playing field, High Street Recreation Ground, Cranfield St Peter & St Paul Church and Cranfield Millennium Park. Further afield: Holcot Wood</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>99/01466/OUT – Outline: Construction of 19,222 sqm of buildings for high technology, design, research and development or education and training uses together with associated landscape and parking (all matters reserved except means of access).</p> <p>MB/06/0044/RM – Reserved Matters: erection of B1 use (high technology, design and research and development of education and training uses): design, external appearance and landscaping pursuant to outline planning permission 99/01466/OUT dated 23.01.03.</p> <p>08/00613/RM – Proposed Airpark Development including Maintenance, Repair and Overhaul (MRO) Hangar, General hangar, attenuated Aircraft Maintenance Bay, Business Aviation Centre, Warehouse, Security Hut, Plan and Associated Taxiway, Car Parking and Landscaping.</p>
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Approximately 90% of the site is brownfield land. The site is not within the Green Belt, and mostly comprised of non-agricultural land. The site is also acceptable for employment use in terms of landscape impact. The site is part of an existing development, and it has very few constraints. Overall the site is suitable for the proposed development, and as such it passes stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		15 – 20 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15 years+)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Central Bedfordshire has become an attractive location for R&D businesses, especially at Cranfield Technology Park. Unit sizes within this sector differ considerably, and depend completely on what the occupier needs. At Cranfield, there is a concentration of science and technology related activity, which thrive in the high quality modern offices and facilities.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Cranfield Technology Park has become a hub of research and development, with Aerospace Integration Research Centre locating there, as well as Nissan. There is supply of existing stock for smaller occupiers at Cranfield, but there is limited space for larger occupiers.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	This site is ideally located for office facilities for academic research and technology. The university and Cranfield have created a hub for this type of occupiers, and additional space would be welcomed.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet


Does the site pass the assessment?	Yes
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This site is considered suitable to accommodate the proposed development with no overriding constraints to development. Market signals suggest that this site is ideally placed to accommodate the research and technology office facilities for Cranfield. The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP322
Site Name	Land east of Junction 11A and north of Vauxhall Plant
Site Address	Land adjacent to Luton Rd, Sundon RD and Sundon Park Rd, LU3 3AN
Settlement	Sundon
Size	Submitted Developable Area: 35 ha Submitted Whole Site Area: 74 ha Measured GIS Area: 74.2892 ha
Proposed Use	Residential development of up to 1,200 dwellings and up to 17 ha of employment land, with the potential to provide 120,000 sqm of employment floorspace.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.7%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next

Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site will be served by the M1 junction 11A improvements (under construction) and the bridging over the railway line. The site will also deliver new and improved access roads and links.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	Approximately 83% in the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is covered by area L1 and L2 of the Green Belt Report. L1 is identified as making a relatively weak contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	L1 is a narrow area between a motorway and an employment area, it does not have a role as a valued are of green belt. It is suited to more employment floorspace.
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises approximately 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning Area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site has no clear physical constraints. The site is however located within the Greenbelt and would therefore require review. The area to the north of the site is designated within the Chilterns AONB.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site lies immediately north and west of existing employment /commercial development and residential development. Appropriate employment development at the site, subject to layout and design, could therefore complement existing development. Development at the east of the site may affect the currently un- disturbed views from residential development to the south.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	75% Grade 2 – Very good 25% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	A	3.4km to Houghton Regis town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops with 400m of the site on Sundon Park Road and Chestnut Avenue
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	The nearest train station is approx. 3km away at Leagrave.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is adjacent to the M1; however, the nearest access point is at Junction11, 3.8km to the south.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Some areas at risk of surface water flooding. Infiltration restrictions along Luton Road.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	site adj landfill. Site adj (northern boundary) landfill operational 1985-1996 – inert waste. Some elevated CH4 levels noted
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development acceptable in some parts according to adopted Luton North Framework Plan. Any development / lands uses must accord with adopted framework plan and ensure development is integrated within and enhances landscape setting via scale, massing, form, design and materials. Longer ranging views, including views from the wider AONB, must be taken in to consideration, along with cumulative impact, and mitigation secured. Opportunity to enhance infrastructure corridors, including the M1, and gateways to development must be included in any development proposals. Landscapes associated with development must accord with the adopted Framework Plan and GI aspirations, including the integration of SuDS and establish high quality, distinctive landscape settings for employers, employees / residents and connected habitats to support wildlife.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Site has produced Iron Age and Roman artefacts and is within a multi-period archaeological landscape. It also abuts Sundon Park and medieval and post medieval designed landscape. Archaeological remains and archaeological potential do not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. However, damage to the Sundon Park

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			landscape would be ill-advised. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF and include a consideration of the impact of the proposals on Sundon Park (in line with para 135 of the NPPF). Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	Partial floodplain, grade 1 arable land, opportunity for ecological enhancement along river corridor.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/R	Impact on setting of the AONB, adjacent to Sundon Wood. Parish GI plan aspiration to buffer and extend Sundon Wood. Close proximity to Sundon Quarry SSSI. Leisure comments No loss of LS open space. Near to St Marys Church - Lower Sundon Cemetery. Further afield: Houghton Regis Kingsland College and Regis Education Centre.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted for the 2014/15 call for sites. A planning permission (CB/15/00979/FULL) for the erection of Distribution Centre with associated office accommodation, access, earthworks, landscaping, parking and ancillary works is located on a small section of the site, adjacent to the M1.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

The site has some constraints; however, these are not considered to be overriding constraints to development. Scale, type and location of development should be determined by measures to reduce impact on landscape, AONB, ecology and open space/leisure. In particular, development on this site should be concentrated in the west, as this will reduce the impact on the AONB. Overall the site is suitable for the proposed development, and as such it passes stage 2.

STAGE 3: AVAILABILITY


The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
32	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		5 – 10 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15		Long term (10 – 15 years)

	years)?		
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed to the north of the existing employment facilities, and nearest the M1.
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes
The site is considered appropriate to accommodate the proposed development. Market signals suggest that the western part of this site would be suitable location for distribution units. The site passes stage 3, and as such is recommended for allocation within the Local Plan.	

<p>The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.</p> <p>Sites will be selected with reference to:</p> <ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply.
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Site Details	
Ref No	NLP383
Site Name	Land east of M1, South of Broughton Road
Site Address	Salford, MK17 8BU
Settlement	Hulcote and Salford
Size	Submitted Developable Area: 12.75 ha Submitted Whole Site Area: 12.75 ha Measured GIS Area: 27.3488 ha
Proposed Use	Employment uses related to logistics.
Additional Info	The site will benefit from the prevailing growth of Milton Keynes to the east.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	10.5% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.8%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The growth of Milton Keynes is considered to support the infrastructure needed on this site
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% arable land
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	A	The southern section is part of the Milton Keynes Magna Park planning permission for warehouse/distribution units.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site is located directly east and west of the M1 motorway. Development of this site would be constrained by noise. Development would require employment uses less sensitive to noise and the implementation of noise mitigation measures. 10.5% of the site is located within FZ 2/3. Subject to suitable mitigation measures, the above constraints would not significantly reduce the developable area.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	G	The site is located next to a newly developed distribution centre, occupied by John Lewis and River Island. There is also an area towards the north west of the site which is being redeveloped into residential properties. There are no distinctive features which would be impacted by the development.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) 	R	11.5km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	The nearest bus stop is on Fen Street, 600m from the site.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Brogborough is the nearest train station, approx. 5km from the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site sits at either side of the M1, although the nearest access point to this road is 3.5km to the north at junction 14.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	IDB watercourses on southern boundary with unknown flood extent, may restrict development
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A/G	Scope for development if planned with mitigation and at a scale which does not dominate approach to Hulcote. Need to include 30% tree cover and integrate with hedges and existing woodland. Strengthen wetland character. Concern would be pressure for additional development – despite proximity to M1 this is a rural vale. Important to retain countryside buffer between villages and extension of Milton Keynes.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that contains multi-period archaeological remains and contains a number of cropmarks (identified on the CBC Historic Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability
29	Ecological Assets What would the impacts of development be	A	Part of land identified as GCN recolonization area so potential for habitat creation.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	on any biological, geological or ecological assets and are there any opportunities for their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	Within the Forest of Marston Vale, would require 30% woodland cover. Partly within district GI network – buffering of M1 corridor could deliver GI corridor. No parish GI plan available for area. Leisure comments No loss of LS open space. Not adj to any LS sites. Near to St Mary's Church Cemetery. Further afield: Holcot Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly Mineral Safeguarding Area
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 call for sites. As part of the Magna Park planning permission at Milton Keynes, the southern section of this site will be developed to provide 1 x 12,653 sqm and 1 x 10,032 sqm warehouse/distribution units.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Landscape comments suggests that there is scope for development - albeit with mitigation. The southern part of site has planning approval to provide warehouse/distribution units as part of Magna Park. The development of the southern part of the site for the approved use would leave approx. 12ha of land available for development. This is enough to accommodate 40,000 sqm employment uses.

Overall the site is suitable for the proposed development, and as such it passes stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		5 – 10 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	The M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space

			can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. To the south of the site there is also evidence of a strong distribution market as sites there continue to expand, with John Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	The M1 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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This site is considered suitable to accommodate the proposed development. Market signals suggest that this site would be suited to the proposed logistics/distribution uses.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP433
Site Name	West Sunderland Farm
Site Address	East of Biggleswade, SG18 8SD
Settlement	Biggleswade
Size	Submitted Developable Area: Unknown Submitted Whole Site Area: Unknown Measured GIS Area: 379.7198 ha
Proposed Use	Housing led mixed use scheme, including specialist employment, possibly in the digital technology sectors.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	14.2% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 5.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	This site is not within an AONB

Does the site continue to the next stage (yes answers) Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

to questions 1, 4, or 5 prevent progression to the next stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	A	Minimal details are provided, but at such a large scale it is expected that sufficient infrastructure would be provided
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield and agricultural
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not within the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	14.2% of the site is located within FZ 2/3. The site has no other significant physical constraints.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	A scheduled monument within the site boundary at the SE of the site. A Grade 2 Listed farmhouse is located in the centre of the site and there are number of locally listed buildings on the northern boundary of the site. Development could affect the setting of these historic designations.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	60% Grade 2: Very good 40% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	A	2.9km to Biggleswade town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops within 400m of the site on the High Street to the north and Dunton Lane to the south.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Biggleswade train station is approx. 5km away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is approx. 3.5km from the A1. It is not surrounded by any strategic roads.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Areas of flood zone 2 & 3 and surface water flood risk, will restrict layout and provision of surface water storage.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	Scope for development but only at the proposed "village scale". Undulating vale valued for tranquillity. Extensive area of sweeping open countryside, characteristically rural vale, often with highly visible shallow slopes providing panoramic views. Important to retain scale of open land between Biggleswade and the distinctive village of Sutton. Character of <i>dispersed</i> settlements important. Building at any scale would be highly visible. Very little information to enable more specific comments. Scope for landscape enhancement but value of farming landscape needs to be appreciated. Need to ensure urban spread of Biggleswade contained.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation, site contains a nationally protected Scheduled Monument and lies within the setting of two other Scheduled Monuments. This site is unsuitable for development as it contains the Newton Bury Moated Enclosure Scheduled Monument. Even if the site was allocated and planning permission granted, DCMS would not give Scheduled Monument Consent for any development on the monument itself. This would mean that the development could not be delivered. The site also has the potential to contain multi-period archaeological remains and lies in the setting of Stratton Park Moat and John O'Gaunts Hill (a medieval Motte). Development at this location would cause substantial harm to the settings of both these

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			monuments and would be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Vast area. Potential habitat connectivity enhancements, consider existing habitats & hedges / ditches & CWS.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan aspiration to create public open space around the eastern edge of Biggleswade, extending Biggleswade Common southwards to enhance eastern section of Biggleswade Green Wheel. Site on route of Biggleswade Green Wheel. Extensive RoW network in area. Leisure comments No loss of LS open space. Adj to Biggleswade Common Near to Kennel Farm Inf Rec, Sutton Lower School High Street (Outdoor Sport), All Saint's Church Cemetery, Dunton Playing Field, Potton Cemetery, Ivel Valley School, Stratton Cemetery, Stratton Way Recreation Ground, Edward Peake Middle School (Outdoor Sport), Dunton Lane (pond) greenspace & link to Green Wheel, Statton Farm Woodlands, London Road Green Corridor and Stratton Moat View Point / Stratton Moat Inf Rec.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/2015 call for sites. There is not relevant planning history.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

This site is considered suitable for the proposed development, and therefore it passes stage 2. The site is nearby scheduled monuments and listed buildings, and this must be respected by any development that comes forward. IN order to mitigate any landscape impacts, the site must incorporate an area of open space, and habitats to enhance ecology must be provided. The size of the site is so large that all of this, as well as the proposed development, could be accommodated.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the		15+ years

	indicative build out time?		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long terms (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area. There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Market signals suggest that this site would be well suited to local office and industrial uses, similar to those along the A1 corridor. This is residential led mixed use scheme, and therefore the introduction of more residents to this area is likely to increase the demand for local offices, so this will be the most suitable use.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment? Yes


The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. The proposal is vague, and therefore the market signals assessment cannot be any more specific.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP437
Site Name	Land west of the A1, Biggleswade
Site Address	SG18 9ST
Settlement	Biggleswade
Size	Submitted Developable Area: 124.6 ha Submitted Whole Site Area: 124.6 ha Measured GIS Area: 134.8358 ha
Proposed Use	Employment, with complementary leisure and hotel uses.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2.3%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site requires the provision of utilities to serve the site; these will be provided as part of the proposal, alongside improvements to the road infrastructure.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	There are many owners of this site, they are all intent on developing the land
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	The CBC owned land is let to two Farm Business tenants, these expire in September 2018.
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	The site is not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designed Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	An area of mature woodland is located within the site however this covers less than 10% of the sites. There is an existing wind farm on the land south of the site; however, this does not fall within the site boundary.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site is not located immediately adjacent to an existing settlement. The land adjoining the north west corner of the site is designated as open space, sports and recreation ground, therefore proposals would need to be complimentary to this use. The site is partially covered by mature woodland which would need to be protected from development.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	75% Grade 2: Very good 25% Grade 1: Excellent
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 	A	2km to Biggleswade town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> • 2km to 5km (A) • Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R	The nearest bus stops are approx. 1.3km away on Hitchin Street and Langford Road
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	The nearest station is in Biggleswade, at approx. 3km away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A1
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Existing watercourse network on this site drains into the adjacent urban area. Flood risk must not be increased downstream. The site has opportunities to provide strategic/over attenuation to protect the downstream an area. Natural watercourses to be retained.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Historical landfill on site. Holme Farm/Dunton Lane operated between 31/12/1966 to 31/12/1971 accepted household waste
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Limited scope for development- vale landscape contrasts with urban form to east of A1 – important long-distance views. Very large site – attractive arable landscape connecting with Ivel Valley, forms open setting for windfarm. Some scope for mid-scale development at northern end if strongly integrated with wooded screening. B8 inappropriate as would block extensive views and create sense of enclosure at gateway to Biggleswade. Concern continued loss of quality farmland and visual impact of linear urban extension
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains multi-period archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. This site contains multi-period archaeological remains, some of which have been investigated in association with previous planning applications. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Grade 2 arable, vast area, impact on farmland species, loss of woodland SPI. Species of principal importance.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	<p>Biggleswade Green Wheel crosses the northern part of the site; this would need to be delivered within a strategic scale, multifunctional, attractive GI corridor. Other ROW across site.</p> <p>Leisure comments No loss of LS open space. Direct impact as adj to The Lakes Recreation Ground. Near to Biggleswade Rugby Club Langford Road, Kitelands Recreation Ground, Biggleswade Town Football Club, Lincoln Crescent/Grasmere Road Play Area, London Road Green Corridor, Saxon Drive Linear Wood, Stratton Moat View Point / Stratton Moat Inf Rec, Langford Riverside Inf Rec, Statton Farm Woodlands and Dunton Lane (pond) greenspace & link to Green Wheel. Further afield: Harlow Common & Langford Meadow LNR.</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Partly within Mineral Safeguarding Area
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>Part of the site was previously submitted to the 2014/15 call for sites.</p> <p>An application for the erection of a new trunk road service area with associated parking, landscaping and infrastructure, was submitted and then withdrawn.</p> <p>There is no other relevant planning history.</p>
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

This site is suitable for the proposed development, and therefore it passes stage 2. It is located alongside the A1, and is in a strategic location for a new development. There are some issues in terms of landscape, archaeology, ecology, and contamination. However, the site is large enough that with appropriate mitigation, the issues can be overcome.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		10 – 15 years

35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area. There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Market signals suggest that this site would be well suited to local office and industrial uses, similar to those along the A1 corridor.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment? Yes

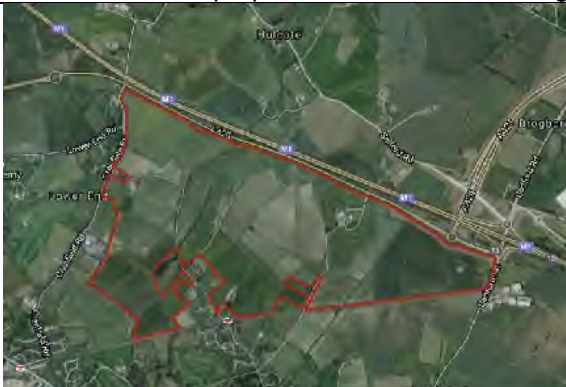
The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site would be suited to local office and industrial uses, similar to others along the A1. We cannot make any comment on the market signals in relation to the hotel or leisure part of the proposal.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Details	
Ref No	NLP463
Site Name	Aspley Guise Triangle Area
Site Address	Land to the east of Milton Keynes defined by the A421/M1 to the north, the Bedford Bletchley Railway line to the south and Cranfield Rd to the west, MK17 8HS
Settlement	Aspley Guise
Size	Submitted Developable Area: 130-150 ha Submitted Whole Site Area: 350 ha Measured GIS Area: 259 ha
Proposed Use	Mixed use development comprising residential, employment, schools and education, village centres, open space, community and social provision and other infrastructure. Potential for employment located within village centres; and also for employment area associated with multi-modal interchange or park and ride at Junction 13 of M1
Additional Info	As part of the withdrawn Development Strategy, the proposed use for this site is either a 330ha mixed use proposal or 270ha for rail freight interchange, employment and CHP.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	5.9% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 4.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next

Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The critical infrastructure needed for the delivery of the site has already been completed.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield land and some agricultural buildings - also including hayfield farm, a rural barn converted into business park, and some housing in Aspley Guise.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowner's intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	A	The site has a long planning history having been consistently promoted thorough the development plan making process by the Consortium over the last 10 years or more.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is located within the proposed Aspley Guise Neighbourhood Planning area which is currently under consideration.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Meetings were held with the Parish Council during 2007 and 2008.

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site appears to be unspoilt greenfield land without any contamination or landscape issues, although a small section of the site (5.9%) is located within FZ2/3. There is evidence of heritage assets on the site near the M1, and any development would impact the green landscape that currently exists. Would require infrastructure to provide access to the strategic road network via J13.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	G	The site is unaffected by heritage designations or historic characteristics. The site is not located immediately adjacent to existing settlements.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) 	R	9km to Ampthill and Flitwick town centres
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops at Aspley Guise that are within 400m of the site
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	G	Aspley Guise station is within 400m from the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is bordered to the north by the A421 and the M1, with Junction 13 at the east of the site providing access to the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant surface water flow paths across site and Flood Zones 2 and 3, will restrict layout
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A /G	2 sites of potential contaminative past use within area: <ul style="list-style-type: none"> Former factory/works Former Brickworks – now housing
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		Significant constraints on some parts of site due to road / rail network / commercial and industrial land uses. Careful orientation, screening and placement within site it could deliver some employment..
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development at this scale NOT acceptable – visually sensitive vale forming setting of historic village and greensand escarpment. The Aspley Triangle Vale is a distinctive landscape which needs to remain in an open condition. Has strong sense of place, localised variation where higher ground within a framework of hedged fields. Provides open vistas to Greensand and Clay ridge. Large scale development even as “villages” would detract from relative tranquillity and scale of vale. Only very minor development linked to new landscape of Canal Park acceptable, delivering new landscape and enhancement of A421 corridor. Not appropriate for extensive tree planting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains above and below ground archaeological remains; but this would not prevent allocation providing appropriate mitigation is undertaken. Pre-application evaluation including geophysical survey and trial trenching has already been undertaken on 60 hectares of this site adjacent to Cranfield Road/Eagle Farm and archaeological remains dating to the later prehistoric and Roman periods have been identified in the centre of this land parcel. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. The wider site contains

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			medieval ridge and furrow and where these features survive as earthworks, preservation in situ may be required. Given that intrusive pre-application evaluation has already been undertaken on part of the site I would expect the same strategy on the remaining areas, this would be in line with para 128 of the NPPF. The site also lies within the wider setting of Brogborough Ringwork Scheduled Monument and Woburn Abbey Grade I Registered Park and Garden, therefore paras 126 and 132 -134 of the NPPF should also be considered. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential habitat enhancements, must consider existing habitats & corridors hedges / ditches & CWS. With such a large new development potential to plan well for positive ecological gains and network enhancements. Potential impact on farmland species
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Development would need to deliver (not just set aside land for – as suggested in submission info) B&MK Waterway Park. Much of area identified as green infrastructure / green space in Parish GI plan. Within strategic GI network. Leisure comments No loss of LS open space. Near to Townlands - Trunk Furlong, Aspley Guise Recreation Ground and Cricket Club, Fulbrook Middle School, School off Weathercock Way and St James's Church Cemetery. Further afield: Holcot Wood and Aspley Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted to the 2014/15 call for sites. This site is referred to as the South East Strategic Development Area (SEDSA), and the Central Bedfordshire Core Strategy recognises it and states: "The Council has committed in principle, to joint working with the Milton Keynes Partnership Committee (MKPC) and Milton Keynes Council to take forward the ...[SEDSA] and will be jointly preparing a development framework to guide its development. When complete the framework will be adopted as part of the LDF". No other relevant planning history
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

(There are no environmental health comments on this site)

This site is considered appropriate for the proposed development, and it therefore passes stage 2. It is in a strategic location, with access to junction 13 of the M1, and there are no flooding, heritage, or ecology assets that would prevent development. The location of the site within the Aspley Triangle Vale creates considerable landscape constraints; however, due to the size of the site it is considered that landscape mitigation would be designed into the development to reduce any potential impact.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none">• 0 to 5 years (deliverable)• 6 to 10 years• 11 to 15 years• 15 to 20 years• Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. If the site is developed as the proposal suggests, then a market for office uses may be created in the area.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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The overall timescale for the scheme is 15+ years (long term). Market signals suggest that this site is currently suitable for distribution uses. However, if the site is successfully developed as a mixed use scheme with residential, then an office market may be feasible.

The site passes stage 3, and as such is recommended for allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation

- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)
This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1: ASSESSMENT
This stage of the assessment rules out sites that are too small or conflict with national policy designations.

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate over 40,000 sqm employment floorspace
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2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	But part of the site is affected by surface water flooding

4	Is more than 50% of the site covered by	No	The site is not covered by any nationally significant
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		designations – the Sundon Chalk Quarry SSSI falls slightly within the site, but it is predominantly adjacent. There are no Listed Buildings on or adjacent to the site; however, development may affect the setting of the landmark Grade 1 Listed church at Lower Sundon and the adjacent historic parkland.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The development would need to contribute to the delivery of the M1-A6 Link Road and the on-site rail infrastructure.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agriculture, open space and disused chalk quarry
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowners consider the site available for development
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permission
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	Yes – 100%
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within area L2 – all of the land within the parcel is considered to make a strategic contribution to the purposes of the Green Belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute	N/A	The Sundon Rail Freight Interchange Strategic Allocation document states that 'Only the land to be developed as part of the Sundon RFI SA will be

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	to identification of exceptional circumstances?		removed from the Green Belt. This will provide a permanent Green Belt boundary'. This site is a necessary part of the development the RFI – the location of the RFI is not moveable as it is reliant on the railway and needs sufficient land adjacent to the railway for the employment buildings.
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	There are three electricity pylons on the site – however these are not a significant physical constraint, and they would not restrict development of the site.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	G	To the west is the M1 and the Midland Mainline railway; to the north is agricultural land; to the east is a disused chalk quarry, agricultural land and the village of Upper Sundon whilst to the south is agricultural land and Luton. Development on the site would not have a negative impact on the surrounding settlements.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	75%: Non-agricultural land 25% Grade 3: Good to moderate
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	8km to Dunstable town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	Approx 800m to nearest bus stops in on Sundon Road
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx 3.7km to Leagrave and Harlington station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the M1 motorway. The nearest junction access point to the M1 is at J11, approx. 7km to the south of the site. However, junction improvements are currently ongoing at Sundon Road, which will improve connectivity to the M1 in the long term.

Drainage and Flooding (All sites subject to Sequential Test)

24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Although there are no areas at risk of flooding in the site, the development will result in increased hard surfaces increasing the surface water runoff. This will need to be carefully managed with the adjoining SSSI and CWS.
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Environmental Health

25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	The site appears to be generally unspoilt Greenfield land and does not have any contamination issues. The site may be within 1km of previously contaminative previous usage.
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	There is the potential for a noise impact on existing residential properties on Lodge Road and any development that may arise as a part of the North Luton proposals. Rail freight and vehicle movements are likely to occur 24 hours a day. Any impact on the AQMA at Chalton will need to be assessed.

Environmental Constraints

27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	A	<p>There is no sensitive designated landscape within the site and the Chilterns AONB lies beyond the quarry and Upper and Lower Sundon. A worked quarry forms the eastern and northern boundary and wooded ridgeline from where the land slopes down to the railway and M1. Development may be accommodated subject to scale and height limits. There is scope for linking and enhancing green infrastructure in the area particularly with the adjoining CWS and SSSI.</p> <p>The landscape is of moderate sensitivity and location of development on the site should respect the scale and height of the ridgeline to ensure that it is not too obtrusive. The site is at a lower level than the</p>
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⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			surrounding area, so if it is designed correctly it will protect the character and surrounding landscape.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Some of the site has been subject to disturbance through chalk extraction; however, the eastern half has archaeological potential and therefore some mitigation will be required if the site is allocated.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	There are two CWS within the site. Chalton Scrub and Grassland CWS in the southern part of the site and Sundon Chalk Pits CWS which adjoins the eastern boundary and also falls within the site to the north east. Sufficient evidence will be needed to demonstrate that this proposal is deliverable without having an adverse effect on the ecological interest in this area. The development of this site could bring forward the opportunity for enhancement and management of these environmental assets.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G	No aspirations identified in Parish GI plans for Clifton / Shefford. Leisure comments No loss of LS open space. Not adj to any Leisure Strategy sites. Near to Samuel Whitbread Academy Sch Rugby Pitches and Memorial Rec Gnd.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		No known relevant planning applications at this site. The site was previously included within the CBC withdrawn Development Strategy, and it is a site that CBC are interested in carrying forward in to the new plan.
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

The site is considered suitable to accommodate the proposed development. The impact in terms of noise should be considered and mitigated as part of the development. Any development should respect the scale and height of the ridgeline so to mitigate the impact on the surrounding landscape. The development will need to demonstrate that the proposal would not have a negative impact on the ecological assets on the site. The site is considered to have no overriding constraints to development and therefore passes stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years (deliverable)
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years

35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.
Does the site pass this stage?			Yes

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes
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The site is considered suitable to accommodate the proposed development. Market signals indicate that light industrial and distribution uses would be more suitable in this location than offices. This site passes stage 3 and therefore is recommended for employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	ALP146
Site Name	Old Park Farm, Toddington
Site Address	Central Bedfordshire LU5 6HR
Settlement	Harlington
Size	Submitted Developable Area: Submitted Whole Site Area: 136 ha Measured GIS Area: 101 ha
Proposed Use	Strategic Rail Freight Development together with 10 distribution warehouses and ancillary offices providing circa 270,000 sqm
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	10.1% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 7.4%
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers			Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² A 0.40 plot ratio has been used.

to questions 1, 4, or 5 prevent progression to the next stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site would involve the delivery of an SRFI
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant Greenfield, with a small number of agricultural buildings, and clay pigeon shooting and off road motor cycling
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	Planning application for a different use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	99% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area H3, and it is considered to make a strategic contribution to the purposes of the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	There is a need for additional SRFI in this area, and the site is well positioned near the existing railway line and strategic road network to succeed as a rail freight interchange and an employment land area.
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The entire site is in agricultural use and is therefore considered to be 100% greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes	The site is located within the Toddington Neighbourhood Planning area. No sites have yet been allocated to the plan.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site is immediately deliverable as it is vacant greenfield land without any contamination issues. The stream that runs through the site in the south and west is a CWS.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site includes the Old Park Farmhouse, a Grade 2 listed building. To the north-west of the site is Mill Farm, including Mill Farm and Mill Farmhouse, both Grade 2 listed buildings. Development could affect the setting of these heritage assets. The site is located 500m from the Chilterns AONB.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	5.5km to Houghton Regis and Flitwick town centres
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	Approx. 1km to bus stops on Harlington Road and Toddington Road
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	A	Approx. 900m to Harlington train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the M1; the nearest junction is no. 12. Given the size of the site, social infrastructure, new roads and access would all be required. New junction links would be necessary.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant areas of Zone 3 affecting the site, will restrict layout and areas appropriate for storage of surface water.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Landfills on site: <ul style="list-style-type: none"> Pit 139a (1/1/1980-31/12/1989) inert & industrial waste Old Park Farm (15/7/89-1/9/89) industrial waste
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable: pronounced, open, elevated site within the setting of the Chilterns AONB. Primarily elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural character and forms setting to Toddington / rising landscape. Development of proposed character, scale and form would result in significant detrimental impact on landscape character, views and value – development cannot be mitigated.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and Saxon periods, some of which have been subject to small scale investigation in the past, therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the

⁷The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	2x CWS, Poplars Fm & River Flit, biodiversity opportunity area, old field boundaries, hedgerows, scrub and woodland in North. Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Parish GI plan identifies aspiration to protect the landscape around Old Park Farm and surrounding area. Icknield Way long distance footpath and other ROW in the proposed area. Leisure comments No loss of LS open space. Direct impact as adj to Toddington Borehole and Sundon landfill Site. Near Bury Orchard Rec Gd & Sports Field, Poplars Playing Fields and Harlington Parish Spinney. Further afield: Sundon Hills Country Park.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Leachate treatment works adjacent to the south east of the site.
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/16/04681/OAC - Outline planning permission, with all matters reserved except for access, for mixed use development comprising: a new football stadium (use class D2), with ancillary stadium-related facilities (including spectator and media facilities, conference rooms, catering facilities and commercial space); residential floorspace (use class C3); flexible educational / community / commercial uses (use class D1/D2/B1(a)); hotel accommodation (use class C1); retail and food and drink (use class A1-A5); a food store (use class A1) car and cycle parking; and associated access, highways, utilities, public realm, landscaping, river works and associated ancillary works and structure. Target decision date 07/11/16. Decided (decision unknown).
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape.

As such, the site has overriding constraints which make it unsuitable for development. The site fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability

33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable)		0 – 5 years
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	<ul style="list-style-type: none"> 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment? No

This site fails the assessment at Stage 2. The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape. As such, the site has overriding constraints which make it unsuitable for development.


The site fails stage 2 and is therefore not recommended for strategic employment land allocation within the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	ALP267
Site Name	Expansion of Lower Stondon
Site Address	Land to north and south of Station Road, Lower Stondon, SG16 6JL
Settlement	Lower Stondon
Size	Submitted Developable Area: 33.5 ha Submitted Whole Site Area: 33.5 ha Measured GIS Area: 47.71 ha
Proposed Use	Residential led mixed use development to provide up to 490 residential units and improvements to schools, medical facilities, shops and services. Associated employment and community facilities would also be developed.
Additional Info	This development would act as a strategic extension to Lower Stondon, and does have the potential to provide employment space to complement the additional residential properties.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	Site can accommodate over 40,000 sqm employment floorspace
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	1.2% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.4%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is located surrounding the existing Lower Stondon village, and benefits from the existing infrastructure. Infrastructure improvements will be required to meet employment needs, but these will be easily delivered.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural land, vacant scrub land, and a Greyhound track.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	A	All land owners, except one, are known to the developer and they are intent on developing the site.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	There are no known ownership or legal problems
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning application on the site – there is an approval (CB/12/02929/FULL) adjacent to the site, which shows that the settlement is capable of accommodating residential growth.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	No Green Belt Coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises approximately 90% greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	No	The site is located within the designated Stondon Neighbourhood Planning area. The Parish Council have not yet allocated any sites.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site has no significant physical constraints. 1.2% of the site is located within FZ 2/3.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Mount Pleasant Farm and 19a Station Road are designated heritage assets. Potential for marginal impact of development on these heritage assets. Most sites have mature hedges and some sites are covered by Deciduous Woodland and Traditional Orchards designations. These are limited and could be incorporated to compliment a masterplan.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	80% Grade 2: Very good 20% Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	9.5km to Biggleswade town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	Four bus stops within 400m of the site, on Station Road.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	4.25 km to Arlesey train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	Approx 3km from the A507; and, 9km from both the A1 and the A6.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Watercourses on both western and southern boundaries, will have development restrictions.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Appropriate selection of employment space and positioning within the wider development may be suitable.
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Development as a whole NOT acceptable, limited potential to north. Rural setting to west highly sensitivity - any development not acceptable. Inadequate information on character and location of employment uses. Rural setting to west highly sensitive – any development cannot be mitigated effectively and appropriately, therefore unacceptable. Central landscape area / area associated with and around golf course must be retained as GI / open space / parkland. Low density development, in keeping in scale and character of adjoining residential areas, might be accommodated within northern parcel but would require significant landscape buffer / mitigation to be provided to northern settlement edge, including public access.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site contains known archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. Some of sites are known to contain archaeological remains relating to later prehistoric settlement and others contain cropmarks (recorded on the CBC Historic Environment Record) likely to be of archaeological origin. Some of these archaeological sites have been investigated but others have not. Archaeological constraints do not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of intrusive archaeological field evaluations to

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			satisfy para 128 of the NPPF, including those previously undertaken. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Mix of habitats includes HPI Open grassland potentially valuable foraging for birds & mammals. Too large needs extensive buffering of existing hedgerow corridors & woodland. Too many sites to differentiate.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G	No parish GI plan for Stondon. Not in district GI network. Leisure comments Loss of BMX track off Station Road and Allotments West of Three Star Park. Protection or re-provision of land and facilities required within accessible distance of existing facilities. Direct impact as part of site (also ALP298 – Land adj to Lower Sch, Hillside Rd) is adj to Lower Stondon Playing Field and Play Area. Eastern part of site is adj to Pollards Way Rec Area. Also near to Pollards Way/Orchard Way, Swift Meadow Play Areas.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Currently an inert waste landfill site
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<u>Greyhound Track</u> MB/5/01331/FULL – Change of use of Stadium building to restaurant and bar. Re-clad roof and rear walls and install double glazing to south elevation. (Approved 04 / 10 / 2005 – permission not implemented). MB/02/00268/OUT – Outline: residential development (all matters reserved) – refused on the basis of prematurity in the light of emerging Mid-Beds Plan. (Approved 26 / 02 / 2002). <u>Station Road</u> CB/12/02929/FULL : Erection on 98 dwellings, garaging and associated works after the demolition of No's 186 and 188 Station Road to provide for a new access road – this followed on from the allocation reference HA28. (Approved 04 / 11 / 2013).
Does the site continue to next stage?			Yes

STAGE 2 ASSESSMENT CONCLUSION

This site comprises multiple sites on the periphery of the existing settlement. The site is considered suitable to accommodate the proposed development. Development should appropriately mitigate landscape and ecological constraints by directing development to the least sensitive sites, and provide appropriate buffering.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability

33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years 		0 – 5 years (deliverable)
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	• Outside Plan Period		
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	R	Market signals suggest that office development is only currently viable in major towns and cities, or strong out-of-town locations. The demand for office space in Central Bedfordshire is generally weak, with occupiers preferring to locate in nearby Milton Keynes or Luton.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R	There are very few employment uses near this site. There is the local Henlow Industrial Estate and the industrial estates in the nearby villages of Shefford and Arlesey. Generally, there is a low vacancy rate and rents which have increased in recent years. This suggests a demand for these small scale industrial uses. There is no office market in this area, suggesting that there is no need for one.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R	The proposal is for a residential led scheme, with associated employment uses. In this type of development, the employment use tends to be small scale office development, which there is no market for.
Does the site pass this stage?			No

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes/ No
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The site is considered suitable to accommodate the proposed development and therefore passes Stage 2. However, market signals indicate that office development is only currently viable in major towns or cities or strong out-of-centre locations. There are few employment uses near this site, and no market for offices.


The site is therefore not suitable for strategic employment development and therefore fails at Stage 3. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP030
Site Name	Land at Hoo Lane Wootton
Site Address	Bedford, MK43 9EH
Settlement	Marston Moretaine
Size	Submitted Developable Area: 14.92 ha Submitted Whole Site Area: 14.92 ha Measured GIS Area: 15.0577 ha
Proposed Use	A mixed use development of up to 150 residential units and mixed commercial uses, including storage, industrial and office facilities.
Any other information	Residential use is proposed at 15 units per hectare, equating to 10 hectares of the land submitted for residential use, and the remaining 4.92 for employment.
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The site can accommodate over 40,000 sqm employment floorspace. However, the proportion of the site required to deliver the housing element would result in an area of land for employment not large enough to accommodate 40,000 sqm.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 3.7%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the residential element prevents 40,000sqm employment being possible.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or	R/A/G	Liaison with GI Officer and Leisure team, including consideration of

	leisure designations?		Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			


Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan. Sites will be selected with reference to:			
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- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP174
Site Name	Inions Farm (Bushwood)
Site Address	LU1 4AT
Settlement	Caddington
Size	Submitted Developable Area: 121.4 ha Submitted Whole Site Area: 121.4 ha Measured GIS Area: 120.9 ha
Proposed Use	This site is part of the larger Mixed use development of approx. 5,500 dwellings and employment land to provide 3,450 strategic allocation jobs (delivering jobs in line with 0.9 new jobs per household) as proposed through the submission NLP436.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.7%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is on the edge of the Chilterns AONB, but is not covered by it.

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is located near the M1 and the Guided Busway, and as such no major infrastructure is required to deliver the site. Given the size of the proposed development local access and general infrastructure improvement will be required.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	A developer is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	95% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within Green Belt area SE2, C1 and L6. Areas C1 and L6 are identified as making a relatively weak contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The proposed masterplan involves a significant quantum of greenfield land, to enhance the countryside. The M1 would prevent the development from merging with other settlements. The site was also promoted through the joint core strategy and was favoured by Luton BC as part of the joint committee's decision for withdrawing the Joint Core Strategy is 2011. Luton is struggling to meet its housing need, and the delivery of housing comes down to neighbouring authorities through the 'duty to cooperate'.

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Does the site continue to next stage?	Yes
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STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is comprised of 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a Neighbourhood Planning designated area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site contains no significant physical constraints.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Development of this site may have negative impact through the merging of the adjacent settlements of Caddington and Farley Hill. Adjacent settlements do not contain any significant historic or distinctive characteristics.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	A	4.5km to Dunstable town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	900m to bus stops on Chaul End Road
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 2.7km to Luton train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the M1, although it is approx. 2.5km from the Junction 11 entrance.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Site is upstream of a designated Luton 'critical drainage area'. Flows into the receiving network/catchment must not increase risk downstream. Opportunities to provide strategic/over attenuation to alleviate downstream flooding and restrict into Luton BC area should be sought. Consult Luton BC.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable; open rural landscape forming important landscape backdrop / natural containment of development. Physical and visual coalescence of development must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban area. Appropriate and effective mitigation cannot be achieved given exposed landscape character / topography. Strong concerns re. visual impact of any development on wide ranging views and physical and visual coalescence of urban masses
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting?	A	Site contains multi-period archaeological remains but this would not prevent allocation providing appropriate mitigation is undertaken. This site has multi-period archaeological potential and in

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	Are there any opportunities for enhancement of these assets?		<p>particular it has the capacity to produce further evidence of the Palaeolithic landscape that has previously been recorded in the Caddington area. The Caddington Palaeolithic sites are internationally recognised and recent archaeological survey work has suggested that the geological strata of this area is such that deposits capable of bearing Palaeolithic remains could be found anywhere in the locality. This would not prevent allocation and development however; the Palaeolithic potential of the site must be fully evaluated prior to any planning submission. The programme of works required would commence with a geophysical survey, to be followed by targeted trial trench evaluation and geotechnical investigation undertaken in the presence of a recognised Geoarchaeologist. (This requirement is in line with para 128 of the NPPF) If Palaeolithic bearing deposits were to be recorded during the evaluation the Archaeology Team would require that a scheme of archaeological mitigation works which could include preservation in situ or amended foundation type was agreed prior to the determination of any planning application.</p>
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Badgerdell Wood CWS, impact on farmland species. Opportunities for planned enhancements as such large site.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	<p>Parish GI plan identifies aspiration to create significant area of new woodland to screen the M1 – could be incorporated within development. Proposed Caddington and Slip End Heritage Greenway passes through NW part of site, would need to be integrated within and delivered by development.</p> <p>Leisure comments No loss of LS open space. Part of major development requiring major open space infrastructure. Near to Blows Down, Rushmore Close Rec Area, All Saints Church Cemetery, Caddington Village Green and Leisure Gardens. Also near Heathfield Lower Sch (Outdoor Sport) and Caddington Village Sch.</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has no known relevant planning applications. The site has not been allocated to previous Allocation Plans.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

The site has a number of overriding constraints to development. Whilst the site provides a relatively weak contribution to the Green Belt and would be preferable in landscape terms compared to larger site (NLP436), the impacts of development in terms of coalescence of settlements, landscape and visual impact are still considered to be an overriding constraint to development. The site is therefore considered inappropriate for development and therefore fails the assessment at stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to locate in the bigger cities of Luton or Milton Keynes.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	Surrounding employment uses include those at Hatters Way and the industrial and business parks towards the south of Luton, as well as the Woodside Industrial Estate in Dunstable. These facilities serve local and national industrial occupiers, with small scale offices as well as distribution units dispersed throughout.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for distribution uses. However, although the office market is generally weak in CBC, this sites location on the edge of Luton may be suitable for offices. Furthermore, the proposal is residential led, and therefore the market for offices may change within an increase in the local population.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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The site is not considered suitable to accommodate the proposed development due to overriding constraints through coalescence of settlements, landscape and visual impact. Whilst the site is considered preferable to its larger alternative (NLP178), the site is still considered inappropriate for development. The site therefore fails the assessment at stage 2 and is not considered appropriate for strategic employment allocation in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP210
Site Name	Land at Manor Farm Brogborough
Site Address	Land adjacent to A421 Brogborough
Settlement	MK43 0XY
Size	Submitted Developable Area: 29.8 ha Submitted Whole Site Area: 33.1 ha Measured GIS Area: 31.46
Proposed Use	Commercial/business use to complement existing Marston Gate Business Park and adjoining proposed new business park to the east of junction 13 of the M1.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment floorspace
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.3%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?		Yes
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The proposal involves the delivery of access and services, including SUDs, road improvements, and new pedestrian and cycle ways.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)**STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Previously Developed Land			
14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% Greenfield land.
Community			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a Designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a
Physical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	The site is in good condition with no clear physical constraints or permanent features.
Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to an existing settlement. The nearest settlement is Brogborough, separated by the A421 and greenfield land.
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3: Good to moderate

STAGE 2B ASSESSMENT			
This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.			
Transport and Access to Services			
20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	7.7km to Ampthill town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	Approx. 1.5km from bus stops at Ridgmont

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Approx. 1.5km from Ridgmont train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	Site is adjacent to the A421 and 1km from Junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	No issues.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable – land is highly elevated and open to views across vale from Greensand Ridge Way; development could also impact on skyline of Brogborough Ridge. Site is in rural setting and visible from John Bunyan trail. Development would detract from important hilltop highly visible from west – concern visual impact, light impact. Access could be highly intrusive e.g. if taken up the slopes from the Winterwoods site, introducing movement into highly visible slopes. Land to north important for recreation. Important to retain undeveloped skyline.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and medieval periods therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/R	GCN recolonization area, good network of field boundaries and strong hedgerows, sensitive to inappropriate development.
30	Open space/leisure and GI assets	A/G	Within the Forest of Marston Vale – would require 30%

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	Are there any potential conflicts with open space or leisure designations?		tree cover Leisure comments No loss of LS open space. Near to Holcot Wood.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site has no known relevant planning history. The site has not been allocated to previous Allocations Plans.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION			
Landscape impact of development is considered to be overriding constraint to development of this site. The Site immediately south (NLP178) is less visible and less ecologically constraints than this site, and thus more suitable to accommodate employment development. Landscape and ecological constraints are considered to be overriding constraints, and development could be accommodated on neighbouring (less constrained) site to the south. This site therefore fails the assessment at stage 2.			

STAGE 3: AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 - 15 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the	G	Junction 13 is a sought after location for distribution

	site is offered to the market for its proposed employment use will it be successfully developed and occupied?		uses, and as such this site could be successfully developed for distributions uses.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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This site is considered inappropriate for development and therefore fails the assessment at stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP229
Site Name	Land south of Junction 10(a) M1
Site Address	Luton, Bedford LU1 4LB
Settlement	Slip End
Size	Submitted Developable Area: 23.5 ha Submitted Whole Site Area: 43.72 ha Measured GIS Area: 41.13 ha
Proposed Use	The development of a high quality business park comprising offices (B1a) of up to 75,000 sqm, together with supporting transport and ancillary uses.
Additional Info	As part of the withdrawn Development Strategy its proposed capacity is for 23ha of Grade B1 office space, Transport interchange, airport parking, and retail (shop and restaurant) facilities
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 3.8%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next) Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The proposal involves providing a connection to the Luton-Dunstable busway as well as a public transport interchange and a local centre to meet the needs of the business park. All access roads and site road network will be provided, alongside the essential utilities.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield and agricultural land
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Site is controlled by an institutional investor/developer and all landowners are intent on developing the site/
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues.
10	Does the site already have planning permission for the proposed use? ⁵	A	Planning permission for a different use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within green belt area L5. There is an area within this described in the report as making a relatively weak contribution to the green belt. We believe this to be this site.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The existing road network surrounding the site and its connectivity to J10 of the M1 makes it a strategic location for much needed business use.
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines. (29)	A	The completion of the junction works means that the site is immediately available as it is primarily greenfield land and there appears to be no major constraints or contamination issues. However, it is allocated as green belt and would need to be released for development.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to any existing settlements.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A	100% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	7.8km to Dunstable town centre
21	Distance to bus stops with a frequent service:	G	Approx. 300m from bus stops on London Road.

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 		
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R	Approx. 2.5km from Luton Airport Parkway train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507) (16 18)	G	The site is bordered to the east by the A1081, and to the west by the M1. Junction 10a has recently been subject to major investment to upgrade it.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant surface water overland flow paths on northern and eastern boundaries.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	G	No immediate issues identifiable
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development <u>NOT</u> acceptable; site abuts and forms immediate setting to Luton Hoo Registered Park & Gardens. Site exposed and forms important role as part of landscape containing Luton urban area. Site forms immediate setting to Luton Hoo Grade II* Registered Parks and Gardens and main entrance/ approach to House and estate. Large arable field site on rising ground including key landmark woodland (Round Wood) providing important landscape buffer between Luton Hoo estate, M1 corridor /link roads and Luton urban edge. More elevated ground on site reveals views to wider rural landscapes to west / south west. Any development would result in significant impact and loss of setting to Luton Hoo, result in sprawl, coalescence of M1 corridor and Luton and be highly intrusive visually on wider rural setting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation. Site lies immediately adjacent to Luton Hoo Grade II* Registered Park. Non-designated prehistoric archaeological remains are also known within the proposed allocation area. Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to para 128 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.
29	Ecological Assets What would the impacts of development be	A	Contains Roundwood, potential impacts on SPI – Bats/ badgers. Acknowledge new landscape scheme to

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	on any biological, geological or ecological assets and are there any opportunities for their enhancement?		provide connectivity. Species of Principal Importance, site has suffered disturbance from junction improvements.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	No parish GI plan for area. Woodland buffering, linking to adjacent woodland areas for connectivity and screening would be required. Leisure comments No loss of LS open space. Near to St Andrews Playing Fields, Slip End Lower Sch and Slip End Youth Shelter.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Site involved mineral site and inert waste site
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Planning Application Ref. CB/13/04063/DCO (granted in October 2013): Development Consent Order for the grade separation of M1 Junction 10a to remove the existing grade roundabout, widen the M1 spur road and A1081 Airport Way and construct a new slip road and roundabouts giving access to London Road. Planning Application Ref. CB/14/00322/MW (granted in April 2014): Proposal for the importation of fill material from Junction 10a (M1 widening development) for final deposition onto Newlands Farm with associated Haul Road, Land South of Round Wood, Newlands Farm, Newlands Road, Hyde, Luton LU1 4LB
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

This site is not considered suitable to accommodate the proposed development. Development of this site would have an immediate impact on the Luton Hoo Park and Gardens, as well as the heritage assets on site. This site therefore fails the assessment at stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
34	Considering the size of the site, what is the indicative build out time?		Details
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Market Signals			
36	Are there any market factors which would affect deliverability? (25 26)	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market.

			There is therefore a strong market for similar distribution uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to locate in the bigger cities of Luton or Milton Keynes.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply? (22)	G	Surrounding employment uses include those at Hatters Way and the industrial and business parks towards the south of Luton, as well as the Woodside Industrial Estate in Dunstable. The Capability Green Business Park, located to the north of the site, suggests that although market demand for offices in CBC generally is weak, in this location there may be a market for it. At Capability Green vacancy rates have been falling since 2014 and rents increasing. In 2016 the business park experienced its highest rents of £22 per Sqft. This suggests increasing demand for these type of offices
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for distribution uses. However, although the office market is generally weak in CBC, this sites location on the edge of Luton may be suitable for offices.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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This site is considered inappropriate for development and therefore fails the assessment at stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP255
Site Name	Grange Farm, Barton-le-Clay
Site Address	Faldo Road , Barton le Clay MK45 4RP
Settlement	Barton le Clay
Size	Submitted Developable Area: 12.2 ha Submitted Whole Site Area: 12.2 ha Measured GIS Area: 12.2 ha
Proposed Use	Proposed expansion of the commercial development at Faldo Farm.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site has a direct access road from the A6, and the proposal will incorporate the necessary utilities and road network for the development.
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Does the site continue to next stage?	Yes
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STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	A public land owning body manages the site, and all landowners are intent on developing it.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	The land is subject to an agricultural tenancy and the recovery of the land would need to be factored into the programme for delivery of the site
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions

Does the site continue to next stage?	Yes
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STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	85% green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is located within green belt area BC5. All of the land within the parcel is considered to make a strategic contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	No	The development of this site would result of the encroachment of the settlement into the countryside.

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Does the site continue to next stage?	No
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STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	No
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	<p>The site is adjacent to the A6 strategic road</p> <p>The site appears to be unspoilt greenfield land with good accessibility from the A6, although new access points may need to be developed.</p>

Drainage and Flooding (All sites subject to Sequential Test)

25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of	R/A/G	Liaison with Archaeology and Conservation Officer

	these assets?		
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	No evidence of developer or occupier interest.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	The site is in close proximity to Barton Industrial Estate, possibly providing complimentary facilities. The site is approximately 1 mile from the nearest amenities at Barton-le-clay.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		

Does the site pass this stage?	Yes/ No
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SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes/ No
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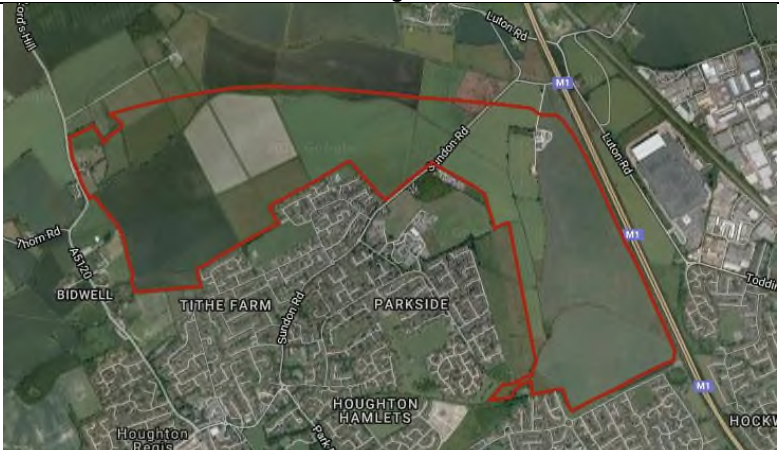
Detail

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP257
Site Name	Houghton Regis North
Site Address	Land between the M1 and Bedford Road, north of Houghton Regis, LU5 5PX
Settlement	Houghton Regis
Size	Submitted Developable Area: Subject to detailed design Submitted Whole Site Area: 262 ha Measured GIS Area: 261 ha
Proposed Use	The development of between 4,150 and 5,150 dwellings and between 75,000 sqm and 130,500 sqm employment floorspace.
Additional Info	The site is subject to an outline planning permission, and it has been submitted to the call for sites to remove the site from the greenbelt.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	5.2% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.8%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The delivery of this site will facilitate the delivery of the A5-M1 link road and improvements to Junction 11a of the M1. Completion of both projects by spring/summer 2017. Local access roads will also be created.
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Does the site continue to next stage?

Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	R	Planning permission (CB/12/03613/OUT) for the proposed use.

Does the site continue to next stage?

No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	93% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	The site is identified in the Green Belt review for permitted strategic development.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	The site will be subject to development following its allocation in the green belt review as a permitted urban extension

Does the site continue to next stage?

n/a

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)**STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site comprises 100% Greenfield land, however holds planning consent for residential, employment and other associated uses (Ref. CB/12/03613/OUT).
Community			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Proposals related to the development of this site have been subject to community consultation at various stages since 2009. Community response to this consultation has not been provided by the applicant.
Physical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site contains no clear physical constraints.
Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Adjacent settlements contain no clear historic unique or distinctive characteristics. Development of this site could therefore complement the existing settlement, subject to appropriate design and layout.
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	A	75% Grade 3 – Good to moderate 25% Grade 2 – Very good

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	A	2km to Houghton Regis town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	A	The site is approx. 500m from bus stops in Parkside.

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 3.5km from Leagrave train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the M1
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Strategic/over attenuation already being provided under previous allocations/development.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development acceptable , any development must seek every opportunity to mitigate physical and visual impact on local and wider landscape settings including AONB. Any development must seek to integrate within and enhance landscape setting via scale, massing, form design and materials. Long ranging views, including those from wider AONB, must be taken into consideration, along with cumulative impact, and appropriate mitigation secured. Opportunity to enhance infrastructure corridors, including the M1, and gateways to development must be included in any development proposals. Landscapes associated with development must accord with the adopted Framework Plan and GI aspirations, including the integration of SuDS and establish high quality, distinctive landscape settings for employers, employees / residents and connected habitats to support wildlife. Advanced structure planting would need to be secured.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. Extensive archaeological field evaluation has been undertaken in association with the Houghton Regis North 1 (HRN1) proposals and the landscape is now known to contain multi-period archaeological remains dating from the later prehistoric through to the post medieval periods. Archaeological remains or the potential for archaeological remains does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive archaeological field evaluation to satisfy para 128 of the

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	G	Existing approved site?
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	G/A	<p>Allocated site – requires delivery of strategic scale GI as set out in masterplan. Flood risk mitigation / GI corridors especially a priority in Chalton Cross area.</p> <p>Leisure comments No loss of LS open space. Part of major development requiring major open space infrastructure. Direct impact as adj to Houghton Regis Kingsland College & Regis Education Centre, Tithe Farm Road Rec Gnd and Dunstablians Rugby Club. Near to Parkside and Sandringham Drive Rec Gnds, Blue Waters Woodland, Plaiters Way informal open space, Houghton Hall Park, Moore Crescent Football Pitches and St Vincents Catholic Primary Sch off Hammersmith Gardens. Further afield: Houghton Regis Quarry and Blows Down.</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>This site was also promoted in 2012.</p> <p><u>Planning History</u></p> <p><u>Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</u> CB/12/03613/OUT - Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans – Permission Granted.</p> <p><u>Land at Houghton Regis North (Flood Storage Area)</u> CB/14/04918/SCN – Screening Opinion – Pre-application advice received January 2015.</p> <p><u>Land West of Bidwell (Houghton Regis North Site 2) Houghton Regis</u> CB/15/00297/OUT - Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in</p>

			outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1, B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Permission Granted (November 2015).
Does the site continue to next stage?			n/a – Fails stage 1

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed near the M1.
Does the site pass this stage?			n/a – Fails stage 1

SUMMARY – to inform the summary spreadsheet

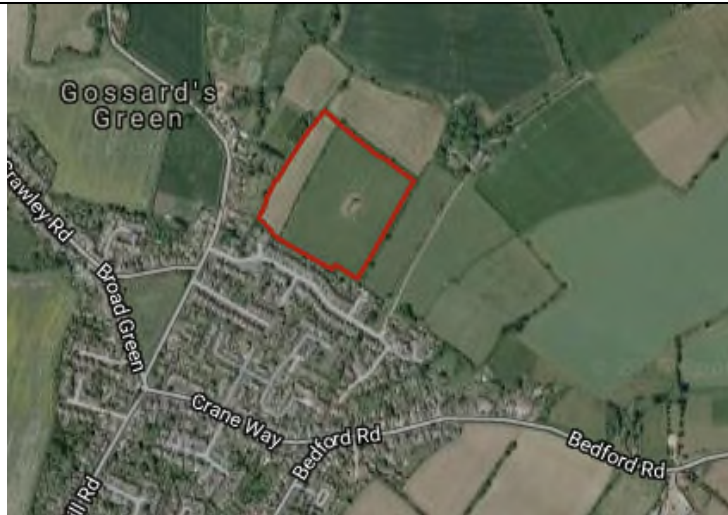
Does the site pass the assessment?	No
The site fails the assessment at Stage 1.	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP261
Site Name	Land at Broad Green Farm
Site Address	Broad Green Farm, MK43 0HB
Settlement	Cranfield
Size	Submitted Developable Area: 4.52 ha Submitted Whole Site Area: 20.78 ha Measured GIS Area: 20.78 ha
Proposed Use	Up to 150 residential dwellings or a mixed use development involving some employment floorspace.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The submitted developable area is too small to accommodate 40,000 sqm
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area	No	The site is not covered by an

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the site is too small to accommodate strategic employment land

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre:	R/A/G	Details
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

	<ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details
Drainage and Flooding (All sites subject to Sequential Test)			
25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p>	R/A/G	To be completed by SFRA Consultants
Environmental Health			
26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health
Environmental Constraints			
28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			

33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION

Is the site suitable for the proposed development?

STAGE 3 : AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability

34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details

Market Signals

36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	Yes/ No
Detail	


The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment

- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP267
Site Name	Land at Common Lane, Upper Sundon
Site Address	LU3 3PF
Settlement	Sundon
Size	Submitted Developable Area: 11 ha Submitted Whole Site Area: 11 ha Measured GIS Area: 11.004 ha
Proposed Use	Residential development of 200 houses and /or business park and employment centre (to support the adjacent rail freight terminal and expanding science and technology base of Luton surround).
Any other information	Residential units proposed at 25-30 dwellings per hectare
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate the 40,000 sqm of employment, but only if it comes forward as an employment only site. Unlikely it could accommodate the 40,000sqm with residential use.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves,	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The proposal can support the road and infrastructure improvements necessary for the development.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	No planning permission
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% in the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is located within Green Belt Broad Area B – all of this area is considered to make a strategic contribution to the Green Belt. Upper Sundon is a town washed over by the Green Belt, the report recommends that it stays this way.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	No	None

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Does the site continue to next stage?	No
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STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure

	Are there any potential conflicts with open space or leisure designations?		team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No


SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP304
Site Name	Quest Pit (NIRAH site) Stewartby
Site Address	Kempston Hardwick, Bedford MK45 3JJ
Settlement	Stewartby
Size	Submitted Developable Area: 58 ha Submitted Whole Site Area: 58 ha Measured GIS Area: 62 ha
Proposed Use	The development of a bespoke technology park campus with a combination of B1, B2 and B8 uses.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	39.1% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 13%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next) Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

stage)?	
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is well connected by transport infrastructure; as such it is considered that there is no need for any specific critical infrastructure to deliver the site. The essential utilities and road network will be provided for the site.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	A	100% brownfield – the site was previously used as a clay mineral quarry. Mineral extraction operations stopped in 2008.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The developer and private landowner are intent on delivering the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permission for the proposed use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	G	The site comprises 100% brownfield land. The site was previously used as a clay mineral quarry. Mineral extraction operations stopped in 2008.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area within Central Bedfordshire. A small section of the site falls within the Stewartby Parish Neighbourhood Area; however, this is located within the administrative boundaries of Bedford Borough Council.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	A	As this site is a former quarry pit, the site may require restoration, and it may have resulted in some localised contamination issues. 39.1% of the site is located within FZ 2/3. The quarry base, where development would be located, is circa 20m below the surrounding land, creating access implications.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site is not located immediately adjacent to any existing settlements. Visual impact of development would affect views to the north east from the nearest settlement, Stewartby (approx. 150m at its closest point).
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	G	25% Grade 3 – Good to moderate 75% Non-agricultural land
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) 	A	4km to Ampthill town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	The site is within 400m of bus stops on Stewartby Way
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 1.5km from Stewartby train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R	The site is 4km from the A421, 6km from the A6, and 10km from junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Significant surface water flow paths to existing ponds. Layout will be restricted and should not have detrimental effect on existing drainage pattern.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Landfill on site. Former pits on site
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable – site is key wilderness within growth area – sense of scale, undeveloped nature, tranquillity and beauty needs to be safeguarded as an asset for the Wixams and Vale as a whole. Some scope for limited development on unworked land to north of pit. Main area of excavation and banks of highest ecological value. Quarry contains woodland planted as part of quarry restoration. Not appropriate for employment/ commercial uses, B8 totally inappropriate. Even partial development within this large site would detract from its sense of remoteness. Could become a tourist destination if sensitively managed to safeguard the rare reedbed habitats. Site not suitable for additional woodland planting.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	G	Site is former clay pit and has low archaeological potential. No objection to allocation This site is a former extraction pit and therefore has low archaeological potential and therefore the Archaeology Team have no objection to its allocation.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R	ALL of site is CWS & LGS. Valuable for wetland passage and rare breeding birds & geology.
30	Open space/leisure and GI assets Are there any potential conflicts with open	R/A	Within the Forest of Marston Vale – would require 30% tree cover – designed appropriately to location.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	space or leisure designations?		Important wetland ecology. Leisure comments No loss of LS open space. Near to Marston Vale Millennium Country Park, High Street Playing Fields, All Saints' Church cemetery, Chapel End Road Playing Field, Houghton Conquest Lower School, Chequers How End Inf Rec, The Grove Allotments, Conquest Wood and King's Wood and Glebe Meadows.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Old minerals site
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was not previously submitted for the 2014/15 call for sites. (MB/06/02036/OUT) - Application for an international visitor destination and science research park - including an adventure park, spa, three hotels, a conference and exhibition centre, 50 seat cinema, and food and drink uses. This permission has now lapsed. However, the applicant has submitted a request for an extension of time, and a screening opinion report. It was concluded that an EIA was required.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

The site has a number of overriding constraints which make it unsuitable to accommodate the proposed development. 39.1% of the site is located within FZ2/3, which would restrict layout. Landscape also suggests development is not acceptable - the site is key wilderness within growth area - any development would detract from its sense of remoteness. Further, ecology states that all of the site is CWS and LGS, and therefore valuable for breeding birds. Planning permission on the site for an international visitor destination has lapsed. However, various comments on this proposal suggest the site would be suitable for the tourism use, but not for employment.

There are many constraints on this site which would make it challenging to deliver strategic employment uses. It is more suitable for the approved visitor destination.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would	A	The market for distribution uses is located on the M1,

	affect deliverability?		and is especially strong at Junction 13 and Dunstable. The market suggests that distribution would not be suitable in this location as it is not on a strategic road network and it is not near the distribution market of Dunstable. The office market in Central Bedfordshire is weak, with occupiers preferring to locate in the larger towns and cities of Bedford and Milton Keynes. However, there is a research and development sector, which remains strong.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	Millbrook Technology Park is located towards the south of this site, and it offers unique R&D facilities. Although this is a successful facility with increasing demand it is a very niche facility. There are light industrial facilities at Wanstead Industrial Park and at Kempston Hardwick; however, the type of units at these sites are suited to small local occupiers who tend to use this type of secondary space. Therefore, the market for new units of this style is limited.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R	This site is not located in a strategic position, and this makes its market position considerably weaker than other sites in the surrounding area. It is unlikely that occupiers with distribution needs would locate here due to poor road access. The market office is limited in CB, and this site does not offer the potential to create an office market. The demand for light industrial is limited due to their need for cheaper secondary stock.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?

No


This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP323
Site Name	Land between Bedford Rd and A421
Site Address	Brogborough MK43 0XY
Settlement	Brogborough
Size	Submitted Developable Area: 10.84 ha Submitted Whole Site Area: 10.84 ha Measured GIS Area: 10.7771 ha
Proposed Use	Employment use, mix of B1 and B8 – estimated floorspace of approx. 30,000-35,000 sqm
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	Although the site could accommodate the 40,000 sqm of employment, the proposal is for 30,000-35,000 sqm.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 1.6%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – proposal involves less than 40,000 sqm floorspace

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?		
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2). <i>The exact wording may change slightly but the approach should remain the same.</i>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or	R/A/G	Liaison with GI Officer and Leisure team, including consideration of

	leisure designations?		Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			


The sites that pass through this assessment process will not automatically be allocated for development in
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the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP327
Site Name	Land to the South West of the A5
Site Address	Hockliffe, LU7 9NB
Settlement	Hockliffe
Size	Submitted Developable Area: 4 – 18 ha Submitted Whole Site Area: 22.2 ha Measured GIS Area: 24.203 ha
Proposed Use	Between 120-450 residential units, along with the necessary infrastructure and landscaping. Also the potential for a small area of employment space to meet local needs.
Any other information	Residential proposed at 30dpha
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The site can accommodate the 40,000 sqm of employment. However the proposal for a 'small' area of employment alongside a significant proportion of residential suggests that the 40,000 sqm would not be met.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 2.8%

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – The proposed mix of uses on site will not accommodate more than 40,000 sqm employment floorspace

STAGE 1B ASSESSMENT			
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³ . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT			
This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.			
Availability			
7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT			
Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.			
Greenbelt			
11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	contribution?		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land?	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

	<ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Liaison with Environmental Health
27	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R/A/G	Liaison with Landscape Officer
29	<p>Heritage/ Archaeology</p> <p>What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?</p>	R/A/G	Liaison with Archaeology and Conservation Officer
30	<p>Ecological Assets</p> <p>What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?</p>	R/A/G	Liaison with Ecology Officer

31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No


SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP332
Site Name	Land adjacent to A1
Site Address	Hill lane Biggleswade SG18 9AY
Settlement	Northill
Size	Submitted Developable Area: 10 – 16.72 ha (depending on use) Submitted Whole Site Area: 16.72 ha Measured GIS Area: 16.8335 ha
Proposed Use	The site is capable of accommodating residential, mixed use or commercial development on all or part of the land.
Additional Info	Estimated number of residential units is 200, at 25 dpha. Estimated floorspace to be accommodated is 25,000 sqm.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site is large enough to accommodate the 40,000 sqm of employment floorspace, although the estimated quantum proposed is 25,000 sqm. The proposal does outline that the site is suitable for mixed or all commercial use, therefore it could supply strategic employment land.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	43% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	New vehicular access will be required on the site; the site can support the delivery of road improvements, SUDs and green infrastructure, and some community facilities.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Agricultural
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	A	43% of the site is located within FZ 2/3. The site is otherwise free from physical constraint or permanent features which may limit development. The site would require a new vehicular access.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	N/A	The site is not located adjacent to any existing settlements.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 1: Excellent
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	G	1.2km to Biggleswade town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	There are bus stops within 400m from the site. These are located across the A1, on Hill lane, near the Sainsbury's supermarket
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 2km from Biggleswade train station
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A1
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	IDB watercourse on western and northern boundaries. Possible development restrictions.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A	Development acceptable at small- medium scale but not at density proposed. Site not appropriate for large scale development. Would impact on rural setting for Caldecote. Very open plateau –large units would be highly intrusive. Important to maintain rural setting for Biggleswade and not urbanise A1 corridor. Need to avoid bunding and limit light intrusion.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that contains multi-period archaeological remains (identified on the CBC Historic Environment Record). Archaeological remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for? archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for	A/R	Partial floodplain, grade 1 arable land, opportunity for ecological enhancement along river corridor.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	their enhancement?		
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations? (eastern end) G (west of railway line)	R	Eastern part of proposed site much more sensitive than west. Impact on setting of the Chilterns from eastern part of site, Sundon Wood would need to be buffered / linked to adjacent grassland. Part of Strategic GI network, opportunities for calcareous grassland creation. Would be difficult to integrate with commercial development. Leisure comments No loss of LS open space. Near to Upper Caldecote Playing Field, Biggleswade Common, Caldecote Lower School (Outdoor Sport), St Andrews Lower School (Outdoor Sport), Franklin Recreation Ground, Conservative Club Bowls Green & Tennis Courts and Biggleswade United Football Club.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Mineral Safeguarding Area
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted to the 2014/15 call for sites. No other relevant planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

As 43% of this site is location within FZ 2/3, and the site is 17.9 ha in size, it would not be able to accommodate strategic employment land (10ha or greater). Further, due to landscape sensitivity of the site, large scale units would be highly intrusive. Development would only be acceptable at a small-medium scale i.e. not at the scale proposed. The site is therefore considered inappropriate to accommodate the proposed development and therefore fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors which would negatively affect deliverability on this site
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Along the A1 corridor surrounding Biggleswade there is a strong presence from local industrial estates and offices, including Albone Way and Eldon Way Industrial Estates, and Stratton Business Park. There are expansion plans for Stratton Business Park, suggesting demand for this type of office/industrial use in the area.

			There is also a relatively strong market for offices within Biggleswade town centre.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Market signals suggest that this site would be well suited to local office and industrial uses, similar to those along the A1 corridor.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP351
Site Name	Land North East of Flitwick
Site Address	Maulden Road, Flitwick, Bedford MK45 1UX
Settlement	Flitwick
Size	Submitted Developable Area: 17.9 ha Submitted Whole Site Area: 17.9 ha Measured GIS Area: 17.9 ha
Proposed Use	Development of B1, B2, and B8 employment uses will form an extension of the existing industrial estate to the south.
Additional Info	This site is formally identified as DS65 Employment land in the withdrawn Central Beds Development Strategy. The land to the north of this site has been granted planning permission (CB/14/01384/REG3) for the development of a country park. This development will act as a green belt buffer between Ampthill and Flitwick, enabling the development of further employment land on this site.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment. However, the proposal states that the estimated floorspace is 30,000 sqm.
Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.6%
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations.
5	Is more than 50% of the site located within	No	The site is not within an AONB.

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

	the Area of Outstanding Natural Beauty?		
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes – although the proposal is for less than 40,000 sqm, the site is capable of accommodating over 40,000 sqm.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	A	The site requires a new priority junction on Maulden Road. The infrastructure for the Maulden Road Site to the south would need to be extended to provide suitable access to this available development land.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Vacant Greenfield and agriculture
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is owned by CBC, who have an intention to develop the site.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	Let on an agricultural tenancy which will be recovered to allow the development to proceed.
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	80% in the Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area FW1. As Flitwick is a densely developed urban settlement, it is recommended that this area makes a strategic contribution, and as such it should continue as Green Belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The development of a country park to the north of the site would ensure the area remains as green belt. This site is strategically placed to extend the existing employment land.
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	All greenfield
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	Not a designated neighbourhood planning area
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Community consultation took place when the site was previously proposed as an employment allocation in the former Development Strategy.

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site is immediately deliverable as it is vacant greenfield land without any contamination issues.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site is north of the Maulden Road industrial estate, and it would act as an extension to this use. It would not have a negative impact on the existing settlement pattern; however, it would impact the existing green belt designation.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 2: Very good.
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	G	Approx. 1km from Flitwick town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	Approx. 700m from Bus stops on Maulden Road.
22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Approx. 1.5km from nearest train station at Flitwick.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is approx. 700m from the A507 and 11.5km from junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	No issues
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A /G	Liaison with Environmental Health
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)		
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Scope for well integrated development if design sensitive to position on elevated land adjacent to proposed Cemetery, residential and new country park. Need to design development visually as extension to Country Park and create wooded skyline through advance planting to limit intrusion of built form. Edge to Cemetery highly sensitive – need to ensure transitional landscape. Scope for Suds linking to existing historic pond. Need to retain existing wooded edge. Avoid roadside bunding.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	The Archaeology Team object to the allocation of NLP 351 on the grounds that it lies firmly within the setting of the Ruxox Medieval Moat, which is a scheduled monument that is also part of the CBC land holding. This area also contains some rare and high status Roman remains (a possible temple/religious complex) which are of equivalent status to a designated site. Sorry, but we assess this site as a red.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A/G	Contains 2x CWS and in GCN recolonization area in west, NIA in east. Extensive GI planning required to deliver net gain. Identified as GCN terrestrial corridor so important that any development provided extensive mitigation / enhancement for GCN. With such a large new settlement potential to plan well for positive ecological gains and network enhancements, potential impact on farmland species. Graded predominantly as non-agric land.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/G	<p>The site is in the Greensand Ridge NIA, and has the Greensand Ridge Walk long distance footpath running on its northern edge. The views from the Greensand Ridge walk at the north-east corner of the development, looking east and west are important, and should be retained and enhanced. The development would need to include the Greensand Ridge Walk within an attractive, green corridor, and the site would need to enhance and connect characteristic habitats. The Parish GI plan for Flitwick identifies the western part of the area as a potential location for housing or other infrastructure, but also seeks enhancements to “Pussy Pond” to the centre of the southern boundary of the site, and enhancements to the boundary of Hinksely Road and the industrial estate, at the south western corner of the site. These could be incorporated within development.</p> <p>Leisure comments Loss of Pussy Pond & The Mound. Protection required as direct re-provision is not possible. Adj to Roman Way Amenity Area and Hinksley Road Recreation Ground (FTC) & Play Area. Near to Flitwick Moor NR, Redborne Upper School, Redbourne Wood, Hatfield Crescent Play Area (CBC), Kingsmoor Lower School (outdoor sport), Beaumont Road Play Area (FTC), Steppingley Road Allotments, Station Road Rec Area & Allotments and Dunstable Road Recreation Ground.</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>The site was a draft allocation in the previous development strategy. It was submitted in response to the call for sites in 2012.</p> <p>No other relevant planning history</p>
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

This site has few constraints. However, the location of rare/high status archaeological remains on the site suggests that it cannot be developed in line with the proposed development. As such it fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.


Achievability			
33	When can the scheme realistically commence delivery?		0 – 5 years
	<ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		
34	Considering the size of the site, what is the indicative build out time?		5 – 10 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long (10 – 15 years)

Market Signals			
36	Are there any market factors which would affect deliverability?	G	There are no market factors to suggest this site could not be delivered
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	This site is adjacent the Maulden Road Industrial Estate, which provides secondary industrial facilities and currently has a vacancy rate of 0%. There is a demand for local industrial and office facilities in this area, as demonstrated by units at Flitwick and Ampthill, as well as the Doolittle offices.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, this site will act as an extension to Maulden Road Industrial Estate.
Does the site pass this stage?			

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	

<p>The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.</p> <p>Sites will be selected with reference to:</p> <ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply.
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Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP370
Site Name	Marston Valley
Site Address	Land between Brogborough, Lidlington and Marston Moretaine, MK43 0SB
Settlement	Lidlington
Size	Submitted Developable Area: 215 ha Submitted Whole Site Area: 586 ha Measured GIS Area: 587.5779 ha
Proposed Use	Comprehensive mixed use development to provide up to 5,000 homes and 40 ha of employment, along with associated facilities.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,00 sqm employment. The proposal states that up to 175,000 sqm could be provided.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	1.4% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 5.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	Although there are some designations on the edge of the site, and in areas excluded from the site, the site itself is not covered by any nationally significant designations.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	There are significant critical infrastructure projects in place to support a development on this site. E.g. East-West Rail. The proposal will involve optimising the existing infrastructure investment, including new access roads and public transport facilities. There are extensive utilities already in place.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes	The north eastern most part of the Marston Valley site is located within the designated Neighbourhood Area for the Marston Moretaine Neighbourhood Plan.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	A	Brogborough Lake and Lidlington Pit, both within the site, are designated County Wildlife Sites. The total area of these sites represents approximately 25% of the total site area. 6.5% of the total site area is located within FZ 2/3.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Scheduled Monument Numbers 204100, 20436, 11547 are located close to the site boundary, although not within the site. The site is also located 2km north of a Grade 2 registered park and garden. There is potential for development to negatively impact on the setting of these historic sites.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	G	80% Non-agricultural 20% - Grade 3: Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R	5.2km to Ampthill town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) 	G	There are bus stops within 400m of the site on Woburn Road, Bedford Road and Station Road.

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> • 400m-800m (A) • Over 800m (R) 		
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	G	The site is well served by train stations, with Millbrook, Lidlington, and Ridgmont all within 400m-1km of the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A421, and is approx. 2km from junction 13 of the M1.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Potential for the site to provide strategic upstream /over attenuation to relieve pressure on the Elstow Brook, Significant overland flow paths. Consult the IDB and the Forest of Marston Vale Trust on their objectives for flood management in the area.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Power station on site. Some landfill activity but current use fishing/sailing lake
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G/A	Development acceptable if achieved through a landscape led Masterplan and avoids development which would detract from distinctive qualities of the Greensand Ridge or Clay ridge. Key concerns are the scale of development which risks the loss of identity of existing settlements. Development of vale between A421 and restored Brogborough landfill a concern as development would block views of regenerated landscape and detract from long distance views across vale to Cranfield. Important to limit development close to greensand ridge – open views to escarpment critical to character of both vale and ridge landforms. Development requires 30% tree cover. Could provide landmark of national significance linked to BMK Park.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R	Unsuitable for allocation as site wraps around two Scheduled Monuments This site wraps around two Scheduled Monuments (Thrupp End Moated site and Brogborough Round House Ringwork); it is also firmly within the setting of Moat Farm Scheduled Monument and may have an impact on the settings of the Registered Park and Garden at Ampthill Park, the Ampthill Castle Scheduled Monument and the Houghton House Scheduled Monument. Development would cause substantial harm to the designated heritage assets in proximity and therefore be contrary to para 132 of the NPPF. Please also note para 126 of the NPPF with reference to the duties of Local Planning

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Part of land identified as GCN recolonization area so potential for habitat creation.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A	<p>Area within the Forest of Marston Vale – 30% tree cover would be required. Area covers route of B&MK Waterway Park – development would need to deliver the covered section of the Waterway Park. Proposals include the intention of delivering these strategic GI projects. Proposals would need to deliver Parish GI aspirations, including creating a green corridor taking in Stewartby Lake, the Millennium Country Park, Marston Pilling and Brogborough Lake, and creating a green space between Lidlington and the Country Park. Development of the area for employment would need to allocate significant land with strategic access provision for national scale destination facilities around Brogborough Hill, as a key engineering feature along the B&MK Waterway Park.</p> <p>Leisure comments Loss of Station Road recreation grounds and Station Road Play Area. Protection or re-provision of land and facilities required within accessible distance of existing facilities. Adj to r/o Manor Way Estate and St. Mary's Church and nearby amenity spaces within estate, St Mary's Church Cemetery, Church End Lower School St Mary's Close (Outdoor Sport), Station Road Cemetery and allotments, Land off Woburn Road Inf Rec, Lidlington Community Woodland, Sheeptick End Allotments, Hurst Grove Playing Field, Land off High Street Inf Rec, Bedford Road Small Amenity Spaces and Marston Vale Millennium Country Park. Near to Seathill Plantation, All Saints' Church Cemetery, Village Hall Play Area, High Street/Marston Road Play Area, Ridgeway Road Small Amenity Spaces and Holcot Wood.</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	A	Old landfill sites and Mineral Safeguarding Area
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		There is no relevant planning history
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Due to the constraints at the south of the site (re: monuments, wildlife sites, old land fill - now lake), only the north of this site would be appropriate for development. This would significantly reduce the scale of this development, and locate it further from the strategic road network. The boundary of the site would also need to change considerably.

Overall the site is unsuitable for the proposed development, and as such it fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	In market terms, Junction 13 of the M1, where this site is located, is a highly strategic location for distribution uses. Recent development by Prologis in Dunstable suggests confidence in the market for large scale distribution, although near J13 developers are only currently offering design-and-build space. Nevertheless, the highest rents for distribution space can be found at new builds on the M1. For example, unit 03 at Marston gate experienced rents of £64 per sqm.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding area is dominated by distribution uses, including the highly successful Marston Gate, where Amazon is located. There is also the Bedford Road Industrial area to the south, with smaller warehouses. On the edge of Milton Keynes there is also evidence of a strong distribution market as sites there continue to expand, with Jon Lewis and River Island taking large distribution spaces there.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	Junction 13 is a sought after location for distribution uses, and as such this site could be successfully developed for distributions uses. There is less of a market for office uses, although ancillary offices and some light industrial would also be suitable. If the mixed use residential proposal comes forward then it may create a need for a local office market; however, this will be in the long term.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.


The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment

- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP381
Site Name	Land to the west of Harlington
Site Address	Toddington Road, Harlington, LU5 6LA
Settlement	Harlington
Size	Submitted Developable Area: 50 ha Submitted Whole Site Area: 94 ha Measured GIS Area: 93.2691 ha
Proposed Use	The urban extension of Harlington, to provide approximately 1,200 dwellings and approximately 5 ha of employment services.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The whole site does have the capacity to accommodate 40,000 sqm employment; however, the proposal is for 5 ha of employment land, not enough to accommodate the 40,000 sqm.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	20.1% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 6.9%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposal is for 5 ha employment land

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	It is not thought that any critical infrastructure is required to deliver the site. The site benefits from being located in close proximity to the M1, which has recently benefited from local improvements. The proposal does involve the delivery of utilities and essential access and green infrastructure.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

19	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	<p>Distance to Town centre/ Local Centre:</p> <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	<p>Distance to bus stops with a frequent service:</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	<p>What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)</p>	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p> <p><i>The exact wording may change slightly but the approach should remain the same.</i></p>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Liaison with Environmental Health
27	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R/A/G	Liaison with Landscape Officer
29	<p>Heritage/ Archaeology</p> <p>What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?</p>	R/A/G	Liaison with Archaeology and Conservation Officer

30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No


Detail

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP382
Site Name	Barton-le-Clay Northern Extension
Site Address	Land north of Barton-le-Clay between A6 and Higham Road, MK45 4RA
Settlement	Barton le Clay
Size	Submitted Developable Area: 40 ha (29ha employment area) Submitted Whole Site Area: 70 ha Measured GIS Area: 69.4357 ha
Proposed Use	Mixed use development to provide northern expansion to Barton-le-Clay of up to 1,200 residential units and approximately 29 ha of new employment uses.
Any other information	Residential dwellings at 30 dpha.
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	9.1% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 1.4%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	This site will require upgrades to the A6, community facilities and a new education facility. The site can deliver these infrastructure improvements, including utilities.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	91% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area BC1, which is considered to make a significant contribution to the purposes of the Green Belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	No	Parcel BC1 is the edge of the Green Belt in this area, and it should be retained to safeguard the countryside from encroachment.
Does the site continue to next stage?			No

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or	R/A/G	Liaison with GI Officer and Leisure team, including consideration of

	leisure designations?		Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			


The sites that pass through this assessment process will not automatically be allocated for development in
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the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP385
Site Name	Gravenhurst Garden Village
Site Address	Land off Gravenhurst, east of A6, MK45 4NL
Settlement	Silsoe
Size	Submitted Developable Area: 72 ha (29 ha employment) Submitted Whole Site Area: 146 ha Measured GIS Area: 145.4811 ha
Proposed Use	Mixed use development to provide a new Garden Village north of Barton le Clay, this will include up to 2,150 dwellings and around 29ha of employment land.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	7% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?		Yes
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The infrastructure required for the site includes upgrades to the A6, community and educational facilities. The proposal will provide road improvements and a contribution to utilities provision.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All the landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	The site is not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site comprises 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	No physical constraints.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site is not located adjacent to an existing settlement and therefore any impact on existing settlement patterns would be minimal. However, the site forms part of the setting of Wrest Park, a Scheduled Monument and Registered Park and Garden. The site is bound to the east by a historic fishery and former historic settlement at Higham Gobion and, to the west by Upbury moated site. Fielden House, Fielden Court and 'Little Ion' (Grade 2 listed properties) lie within the curtilage of the site. The site also frames open views from the west, and the Chilterns AONB. Development of this site therefore has potential to place a negative impact on the setting of the AONB and these historic features.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 2: Very good
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services			
20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	5.7km to Flitwick town centre
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R	The nearest bus stops are approx. 1.5km to the south in Barton-le-Clay
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Harlington train station is approx. 6km away from the site.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the A6
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Watercourse on the southern boundary with unknown flood extent, may restrict development.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Sewage treatment adjacent to the site
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development <u>NOT</u> acceptable; Views across vale from AONB /other elevated vantage points. Flat open landscape, containing Wrest Park, limited vegetation to screen / contain development. Flat, open large scale vale landscape, arable fields defined by unmanaged hedgerows and very limited tree cover enabling long distance views across vale. Elevated views from the AONB towards north and site area, similarly from elevated clay hills to west. Wider setting of Wrest Park and Grade I Registered Park & Garden a key concern and must be protected / conserved. Effective integration and visual mitigation of scale of development / site cannot be achieved whilst maintaining and enhancing landscape character and openness of vale and protecting key, highly sensitive views.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for	R	Unsuitable for allocation. Site lies within the setting of five Scheduled Monuments and Wrest Park Grade I Registered Park. This site lies between Wrest Park, Gagmansbury Farm Moat, Faldo Farm Moat, the Higham Gobion

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	enhancement of these assets?		<p>medieval fisheries and the medieval village earthworks at Higham Gobion. In addition, it lies in the wider setting of Apsley Bury Farm Moat and the Apsley End Moat. All of these sites are Scheduled Monuments (with Wrest also including the Grade I Registered Parkland and Listed buildings). Non-designated</p> <p>multi-period archaeological remains are also known within the proposed allocation area.</p> <p>Allocation and development would cause substantial harm to the setting of the Park and other designated heritage assets and be contrary to 132 of the NPPF. Attention must also be paid to para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.</p>
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Potential impact to farmland species, ecological enhancements identified.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A.	<p>Impact of setting of Wrest Park. Extensive ROW network and watercourse / flood corridors on either side of site. No parish GI plan available for area.</p> <p>Leisure comments</p> <p>No loss of LS open space.</p> <p>Not adj to or immediately near any LS sites.</p> <p>Further afield: Rushymeade Inf Rec, Barton Road Recreation Ground, Wrest Park (Outdoor Sport), Sharpenhoe Clappers, Barton Hills/Springs National Nature Reserve, Luton Road Sports Field, Barton Rovers FC, Barton-le-Clay Allotments, Ramsey Manor Lower School and Arnold Middle School (Outdoor Sport).</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>The site was not previously submitted to the 2014/2015 call for sites.</p> <p>No other relevant planning history.</p>
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Development on this site would have a detrimental impact on the setting of the scheduled monuments surrounding it. The landscape impact of development would also be unacceptable, as the character and views would be impacted by any form of development.

Overall the site is considered to have overriding constraints which make it unsuitable to accommodate the proposed development, and as such it fails stage 2.

STAGE 3: AVAILABILITY


The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		5 – 10 years
34	Considering the size of the site, what is the indicative build out time?		10 – 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	There are no specific factors at this site that would affect deliverability. The office market in Central Bedfordshire is generally weak, and is weaker further from town centres, therefore this use may not be the most suitable for this location.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	Nearby employment sites include Faldo Road Industrial Estate and the Wrest Park offices and industrial units, both of which have a 0% vacancy rate. Rents have also been increasing in recent years, suggesting an increased demand for these type of facilities.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Alongside the residential development which is proposed, a mix of local office and industrial uses could be a successful use on this site.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	No
The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.	
Sites will be selected with reference to:	
<ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply. 	

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP387
Site Name	Park and Ride Site Ampthill
Site Address	Land off Steppingley Road and Station Road, Ampthill, Mk45 2QW
Settlement	Ampthill
Size	Submitted Developable Area: 16 ha Submitted Whole Site Area: 18 ha Measured GIS Area: 16.5479 ha
Proposed Use	4/5 ha of the site allocated for employment – no other uses are specified.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The whole site areas could accommodate the 40,000 sqm employment floorspace; however, the proposal is for 4/5 ha of the site to be used for employment, this could not accommodate 40,000 sqm.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0.7%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	Yes / No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposed employment area is under 10 ha.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?		
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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STAGE 2B ASSESSMENT

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.

Minerals and Waste

32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			


Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes/ No
Detail	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan. Sites will be selected with reference to: <ul style="list-style-type: none"> The strategy, vision and objectives proposed in the draft plan Technical evidence studies 	
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- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP388
Site Name	Barton Urban Extension and Gravenhurst Garden Village
Site Address	Land between Higham Road and Wrest Park, north of Barton le Clay and east of A6, SG5 3HR
Settlement	Silsoe
Size	Submitted Developable Area: 112 ha (29 ha employment) Submitted Whole Site Area: 226 ha Measured GIS Area: 225.5311 ha
Proposed Use	Mixed use development to provide a new Garden Village and urban extension north of Barton le Clay. Linked by a network of green infrastructure and sustainable transport connections. This will provide up to 3,300 dwellings and 29 ha of employment land.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	8.8% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 3%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site requires upgrades to the A6, and new community and educational facilities. The proposal will deliver the necessary new roads and contributions to utilities.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The landowners are intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	Approx. 45% in Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is partially within Green Belt area BC1, which is considered to make a significant contribution to the purposes of the Green Belt.
13	Are there any identified merits to the site or	No	Parcel BC1 is the edge of the

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?		Green Belt in this area, and it should be retained to safeguard the countryside from encroachment.
Does the site continue to next stage?			No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.

Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			


Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan. Sites will be selected with reference to:			
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- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP394
Site Name	Land west of Mill Road, Cranfield
Site Address	Land west of Mill Road, Cranfield, Easting: 495716 Northing: 242942
Settlement	Cranfield
Size	Submitted Developable Area: Unknown Submitted Whole Site Area: 10.04 ha Measured GIS Area: 9.9443 ha
Proposed Use	Residential development with associated open space and landscaping with all matters reserved, except for access. 30 dpha.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The site has not been proposed for employment use. It is wholly for residential.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 1.2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area	No	The site is not covered by an

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the site is not proposed for employment

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

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STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets	R/A/G	Liaison with GI Officer and Leisure

	Are there any potential conflicts with open space or leisure designations?		team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No


SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP399
Site Name	Land at Beeston, Sandy
Site Address	Land west of the A1, SG19 1PG
Settlement	Sandy
Size	Submitted Developable Area: 14.133 ha Submitted Whole Site Area: 14.133 ha Measured GIS Area: 14.113 ha
Proposed Use	Strategic employment site, estimated employment floorspace as follows: offices (up to 113,000 sqm) and general industrial and warehousing (up to 56,000 sqm).
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	Yes	98.3% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area	No	The site is not covered by an

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	of Outstanding Natural Beauty?		AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – more than 50% of the site is in FZ 2/3

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	A	The proposal will detail the road links and improvements required for the development. The only strategic infrastructure expected to be required will be preventative flood risk infrastructure.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	All landowners intent on site development
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	Let on a Farm Business Tenancy. Recovery of land will be factored into the programme for development
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not covered by the green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Does the site continue to next stage?	Yes
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STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT			
This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.			
Previously Developed Land			
14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
Community			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details
Physical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.

Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan. Sites will be selected with reference to:			
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- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP419
Site Name	Land east of Arlesey
Site Address	Approx. SG5 4GL
Settlement	Arlesey
Size	Submitted Developable Area: Submitted Whole Site Area: 296 ha Measured GIS Area: 295.83 ha
Proposed Use	Mixed use development to provide up to 1,500 residential dwellings (at 25-35 dpha), up to 30,000 sqm employment (office and light industrial), a local centre, a retirement village, and a secondary school.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The whole site can accommodate 40,000 sqm employment, however the proposal indicates that residential dwellings will dominate this site, and only 30,000 sqm employment would be provided.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0.7%
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposal is residential led and does not provide 40,000 sqm of employment

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or	Details on coverage
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³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

		No	
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural	R/A/G or N/A	Details
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	form?		
Agricultural Land Quality			
19	<p>Would the development impact on high quality agricultural land?</p> <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	<p>Distance to Town centre/ Local Centre:</p> <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	<p>Distance to bus stops with a frequent service:</p> <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	<p>Distance to nearest train station:</p> <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	<p>What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)</p>	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	<p>Contamination</p> <p>Are there any contamination constraints on site and will there be any remediation required?</p>	R/A/G	Liaison with Environmental Health
27	<p>Adjoining uses</p> <p>Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)</p>	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	<p>Landscape character</p> <p>What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?</p>	R/A/G	Liaison with Landscape Officer
29	<p>Heritage/ Archaeology</p> <p>What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of</p>	R/A/G	Liaison with Archaeology and Conservation Officer

	these assets?		
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet			
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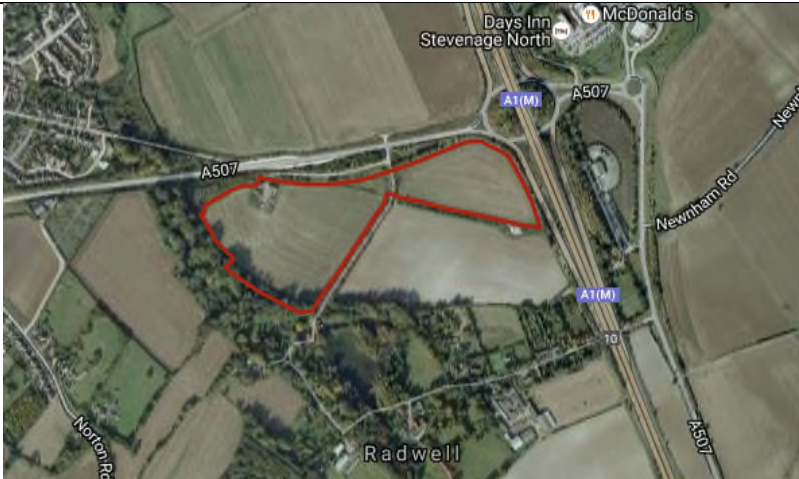
Does the site pass the assessment?	Yes/ No
Detail	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP425
Site Name	Land at Boundary Farm
Site Address	Baldock Road, Stotfold, SG7 5ET
Settlement	Stotfold
Size	Submitted Developable Area: 11.8 ha Submitted Whole Site Area: 11.8 ha Measured GIS Area: 12.263 ha
Proposed Use	Mixed use proposal for the relocation of a visitor/tourist facility onto the western part of the site; and on the eastern parcel it is proposed to provide C1 (hotel), D2 (leisure), and ancillary uses such as A3. It is estimated that the site could accommodate 14,000 sqm of business floorspace.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	Although the whole site is large enough to accommodate 40,000 sqm of employment floorspace, the proposal is for a mixed use scheme, including only 14,000 sqm employment.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0.7% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

	Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.		
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposal is not for strategic employment

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	of exceptional circumstances?		
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.

Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

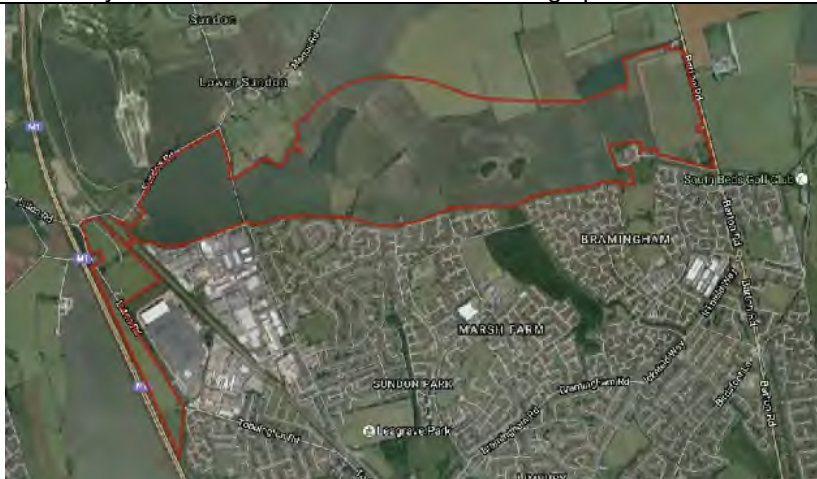
Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	Yes/ No
Detail	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan. Sites will be selected with reference to: <ul style="list-style-type: none"> The strategy, vision and objectives proposed in the draft plan 	
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- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP426
Site Name	North Luton SUE
Site Address	Land to the north of Luton, between the M1 and the A6 Barton Road, LU3 3AN
Settlement	Sundon
Size	Submitted Developable Area: 114 ha Submitted Whole Site Area: 282 ha Measured GIS Area: 283 ha
Proposed Use	Mixed development of approx. 4,000 homes, commercial development of up to 20 ha of employment land, a road link between the M1 and A6, and associated development and facilities.
Additional Info	Site likely to deliver at around 250-300 dwellings per annum.
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate up to 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is partially within the Chilterns AONB, but only 8.8%

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?

Yes

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The infrastructure likely to be required and which the site will help to deliver includes: M1-A6 Strategic Link Road, educational and community facilities, Green infrastructure and Other development related infrastructure, as required. Much of this infrastructure would not be delivered without the implementation of this site.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield and agricultural land
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	The site is under the control of the North Luton Consortium, which includes land owners and developers, as well as others, including Central Bedfordshire Council. All landowners are intent on developing the site.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	The delivery of the site requires complex land assembly – all the necessary agreements have not been finalised.
10	Does the site already have planning permission for the proposed use? ⁵	A	Planning permission for a use that is not the proposed use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is located within Green Belt area L1 and L2. L1 is considered to make a relatively weak contribution to the Green Belt; however, the largest proportion of the site, within L2, is considered to make a strategic contribution to the Green Belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The site was proposed for release in previous draft DPD's, and was proposed for allocation in the 2014 pre-submission development strategy for CBC. In 2015 CBC adopted the North Luton Development Framework to help guide the development of this SUE.
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	n/a	The site is not located within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	A	The site is 100% Greenbelt land and would therefore require review. The site is partially located within the Chilterns AONB (8.8%). The site lies adjacent to the Sudon Chalk Quarry SSI.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site lies immediately north of an existing residential settlement and commercial development. Development could impact on this existing settlement pattern. A Scheduled Ancient Monument (Drays Ditches) and a Historic Parks and Garden (Manor Farm) adjoin the site to the north. Development of the site could affect the setting of these designations.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	R	75% Grade 2 – Very good 25% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	A	4.9km to Houghton Regis town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops within 400m of the site, these are all located in the residential area to the south.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Leagrave station is the nearest, approx. 2.6km to the south.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	A	The site is adjacent to the M1, although the nearest strategic access point is 2.5km to the south at Junction 11.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	A	Existing historical flooding to properties south of the site. Need to establish ownership and long term maintenance measures for the existing ditch that borders the site. This ditch has flooded in the past, causing disruption to neighbouring properties – must not be made worse.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	G	Development acceptable in some parts according to adopted Luton North Framework Plan; employment not acceptable within context / setting of AONB. Any development / lands uses must accord with adopted framework plan and ensure development is integrated within and enhances landscape setting via scale, massing, form, design and materials and avoiding more elevated topography. Sites / development areas abutting or within context of AONB, including A6 corridor, are of highest sensitivity; only low density, small development might be accommodated and within appropriate landscape mitigation / setting. Longer ranging views, including views from the wider AONB, must be taken in to consideration, along with cumulative impact, and appropriate mitigation secured. Opportunity to enhance infrastructure corridors, including the M1, and gateways to development must be included in any development proposals. Landscapes associated with development must accord with the adopted Framework Plan and GI aspirations, including the integration of SuDS and establish high quality, distinctive landscape settings for employers, employees / residents and connected habitats to support wildlife.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets	R	Unsuitable for allocation. Site lies adjacent to a Scheduled Monument. This site lies immediately adjacent to Drays Ditches a

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	and their setting? Are there any opportunities for enhancement of these assets?		triple ditched Iron Age boundary feature that is a Scheduled Monument. The site also contains multi-period archaeological remains and abuts Sundon Park and medieval and post medieval designed landscape. Allocation and development would cause substantial harm to the setting of Dray's Ditches and be contrary to 132 of the NPPF. Attention must also be paid to para 126 of the NPPF with reference to the duties of Local Planning Authorities towards the historic environment when creating Local Plans. Allocation of this site would be inappropriate.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Farmland species, Chalk habitats, woodland
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Direct impact on AONB, impact on its setting. Parish GI plan aspirations to link Sundon Wood to Sundon Park, and create extensive green corridors linking Bramingham Park to George Wood, and Great Bramingham Wood to the pockets of woodland to the north. Current proposals do not deliver these GI aspirations. Extensive RoW network in area. Leisure comments No loss of LS open space. Near to Upper Caldecote Playing Field, Biggleswade Common, Caldecote Lower School (Outdoor Sport), St Andrews Lower School (Outdoor Sport), Franklin Recreation Ground, Conservative Club Bowls Green & Tennis Courts and Biggleswade United Football Club.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Although the site was not previously submitted to the 2014/2015 call for sites, it was proposed for allocation in the 2014 Pre-Submission Development Strategy for Central Bedfordshire. It was not submitted previously as the 2014/15 call for sites was restricted to sites that could accommodate up to 500 units. A planning permission (CB/15/00979/FULL) for the erection of Distribution Centre with associated office accommodation, access, earthworks, landscaping, parking and ancillary works is located on a small section of the site, adjacent to the M1.
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

Strategic employment development at this site would have a direct impact on the setting of the AONB. Site NLP322 accommodates the same area of land as this site, but does not extend as far to the east and therefore has less of an impact on the AONB. NLP 322 is therefore considered a preferable site for development and thus recommended for allocation in the Local Plan. However, this site (NLP426) however is considered inappropriate for development and therefore fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later

stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm. The proposal for this site is for residential and employment. The employment use would be best placed to the north of the existing employment facilities, and nearest the M1.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment? No


The site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP427
Site Name	Land West of A1 (M), Stotfold
Site Address	Stotfold, Hitchin SG5 4NU
Settlement	Stotfold
Size	Submitted Developable Area: ?? ha Submitted Whole Site Area: 36.6 ha Measured GIS Area: 43.9 ha
Proposed Use	The development of an employment site to provide approx. 100,000 sqm floorspace over 24 units.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 0.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² The recommended plot ratios for each employment uses are: B1: 0.30, B2: 0.40, B8: 0.50, and Other: 0.35.

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site will require the delivery of a new roundabout on the A507. It will provide for new access roads and a contribution to the electrical utilities infrastructure
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Landowner is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	A	There is an existing agricultural tenancy. Recovery of the land would be factored into any programme for delivery
10	Does the site already have planning permission for the proposed use? ⁵	A	Planning permission for a use that is not the proposed use
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	No	Not green belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	N/A	N/A
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	N/A	N/A
Does the site continue to next stage?			Yes

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)**STAGE 2A ASSESSMENT**

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Previously Developed Land			
14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
Community			
15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	N/A	The site is not within a designated Neighbourhood Planning area.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	n/a
Physical Constraints			
17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	G	This site is vacant greenfield land without any contamination issues.
Relationship to Settlements			
18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	Development of the site may affect the setting of Stotfold Mill, a Grade 2 listed building, located at the west of the site. This could be mitigated by suitable buffers, as proposed in the Proposed Site Plan. The Local Nature Reserve immediately adjacent to the site may also be affected.
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R	100% Grade 2: Very good

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R	3.8km to Letchworth Garden City
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	A	There are bus stops within 500-600m of the site in Stotfold.

⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

22	Distance to nearest train station: (20) <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	Baldock train station is 3km from the site
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the A507 and the A1(M) junction.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	No issues
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features on site. Nature site adjacent
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development of site NOT acceptable; elevated, exposed, long ranging views, providing vital rural setting to Stotfold and Ivel Valley. Exposed arable site on rising ground, visually distinctive, long ranging views to north and west especially, and south to east. Forms vital landscape / rural setting to Stotfold and highly sensitive, pastoral River Ivel corridor running along western site boundary. Site forms key landscape buffer between Stotfold and A1M. Development of site would significantly compromise setting of Stotfold and immediate tranquil Ivel valley corridor. Development would be exposed in long ranging views from the north / wider Ivel valley and west including across to Fairfield. Development cannot be mitigated effectively due to character of site or appropriately / in keeping with landscape character.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. This site lies within a landscape that contains multi-period archaeological remains and contains a number of cropmarks (identified on the CBC Historic Environment Record) likely to be of archaeological origin. These remains would not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the results of an intrusive field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal. proposal to prevent issues with viability.

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A	Grade 2 land, habitat enhancement along river corridor, Borders River Ivel CWS and Stotfold LNR, potential impact to farmland species SPI.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R	Parish GI plan identifies aspiration to protect the existing views/ landscape. Views to Stotfold Mill and Meadows, aspiration to extend Stotfold Mill Meadows. Leisure comments Loss of Stotfold Green / Open Space Corridor. Protection of site required as direct re-provision not possible. Adjacent to Mill Nature Reserve. Near to Mill Lane Cemetery, Norton Road Allotments, Millennium Green Inf Rec, Prince William's Close Play Area, Malthouse Large Recreation Space & Allotments and Stotfold Academy Church Lane (Outdoor Sport).
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		The site was previously submitted to the 2014/2015 call for sites. (CB/13/03448/FULL) - Planning permission for the erection of building and associated works for the public display of the Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia and change of use from agricultural land to form an extension to the Stotfold Mill Nature Reserve. It is proposed as part of this submission that this permission is moved to the site to the south (NLP425).
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

This site has an existing planning permission for the Sanders Collection and an extension to the Stotfold Mill Nature Reserve. This permission is in keeping with the Stotfold Mill and would allow the Mill's nature reserve to be extended and improved. The proposal for employment development for the site suggests that the existing permission is moved to the site in the south. However, this would not allow for an extension of the Mill's nature reserve which is considered to be a key component to the proposals, and to provide valuable community benefits. Further, employment development on this site is not supported in landscape terms, as the site is a vital rural area between Stotfold and the A1, with views which should be protected.

Overall the site is unsuitable for the proposed development, and as such it fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability

33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the		5 – 10 years

	indicative build out time?		
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (10 – 15 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	The distribution and logistics markets in Central Bedfordshire is located along the M1, A1, and at Dunstable. The A1 is a secondary market, with lower rents for space being achieved here. Although development of logistics facilities is viable in this location, development is less likely due to the lower rents. There is no office market in this location.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	The nearest cluster of employment uses is located to the south of the site at Letchworth Industrial Area, where a large selection of light industrial units are located. There are few logistic/distribution uses in this area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Considering the market conditions, the most suitable employment use for this site would be distribution, perhaps with some light industrial units. The site is well positioned at J10 of at A1(M), and could provide much needed distribution space into an area where there is little.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

Does the site pass the assessment?	No
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This site is considered inappropriate to accommodate the proposed development and therefore fails the assessment at Stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP436
Site Name	West of Luton
Site Address	Land to the West of Luton, LU1 4AD
Settlement	Caddington
Size	Submitted Developable Area: approx. 50% of whole site area Submitted Whole Site Area: 346 ha Measured GIS Area: 338.2919 ha
Proposed Use	Mixed use development of approx. 5,500 dwellings and employment land to provide 3,450 strategic allocation jobs (delivering jobs in line with 0.9 new jobs per household).
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 1.1%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is on the edge of the Chilterns AONB, but is not covered by it.

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?	Yes
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STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The site is located near the M1 and the Guided Busway, and as such no major infrastructure is required to deliver the site. Given the size of the proposed development local access and general infrastructure improvement will be required.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	100% Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	A developer is intent on developing the site
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	G	No planning permissions
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review.

Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes	The site is within Green Belt area SE2, C1 and L6. Areas C1 and L6 are identified as making a relatively weak contribution to the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	The proposed masterplan involves a significant quantum of greenfield land, to enhance the countryside. The M1 would prevent the development from merging with other settlements. The site was also promoted through the joint core strategy and was favoured by Luton BC as part of the joint committee's decision for withdrawing the Joint Core Strategy is 2011. Luton is struggling to meet its housing need, and the delivery of housing comes down to neighbouring authorities through the 'duty to cooperate'.

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

Does the site continue to next stage?	Yes
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STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	No	The site is located within the Cardington and Slip End Designated Neighbourhood Planning area. No sites have yet been allocated.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes	Public meetings / presentations

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R	The site is 100% within the Greenbelt and would therefore require review.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The Caddington Conversation Area and Grade 2* listed All Saints Church lie near to the site to the west. An English Heritage Registered Park at Luton Hoo is located approximately 300m from the site. Development could affect the setting of these historical designations.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% of more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre:	A	3.6km to Dunstable town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	<ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 		
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	G	There are bus stops within 400m of the site on the B450, Woodside Road, and Manor Road.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	R	The nearest train station is Luton Airport Parkway, approx. 2.5km away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the M1, and is nearby strategic access to the road at Junction 10.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Some surface water flow paths.
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	G	No significant features
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable; open rural landscape forming crucial landscape buffer, natural containment of existing development. Physical and visual coalescence of development is not acceptable and must be resisted. Limited information on location and character of employment site/s, suggested area is significant proportion of overall site area. Exposed, elevated large scale open plateau and distinct natural valley sides / chalk escarpment form natural containment of M1 corridor and Luton urban edge. Distinctive landscape character, adjacent to AONB in part, forms important landscape feature and green setting in views from existing urban areas of Luton. Appropriate and effective mitigation cannot be achieved given exposed landscape character / acute changes in topography. Strong concerns re. visual impact of any development on wide ranging views and resulting in physical and visual coalescence of urban masses. Coalescence of Caddington, Slip End and intervening 'ends' is not acceptable.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for	A	Site contains above and below ground archaeological remains; but this would not prevent allocation providing appropriate mitigation is undertaken. This site contains a palimpsest of multi-period

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

	enhancement of these assets?		archaeological remains, including a flight of well preserved medieval earthwork lynchets. It also has potential to produce further evidence of the Palaeolithic landscape that has previously been recorded in the Caddington area. The Caddington Palaeolithic sites are internationally recognised and recent archaeological survey work has suggested that the geological strata of this area is such that deposits capable of bearing Palaeolithic remains could be found anywhere in the locality. Allocation and development must not result in the destruction of the earthwork medieval lynchets (this would be contrary to para 135 of the NPPF). The Palaeolithic potential of the site must be fully evaluated prior to any planning submission. The programme of works required would commence with a geophysical survey, to be followed by targeted trial trench evaluation and geotechnical investigation undertaken in the presence of a recognised Geoarchaeologist. (This requirement is in line with para 128 of the NPPF) If Palaeolithic bearing deposits were to be recorded during the evaluation we would require that a scheme of archaeological mitigation works which could include preservation in situ or amended foundation type was agreed prior to the determination of any planning application
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	Badgerdell Wood CWS, impact on farmland species. Opportunities for planned enhancements as such large site.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	A/R	<p>Area takes in much of the Caddington to Slip End Heritage Greenway. This would need to be delivered within a multifunctional, strategic scale, attractive green corridor. Caddington and Slip End GI plan identifies the aspiration to buffer the M1 – more extensive buffering than that shown in the masterplan would be required. Adjacent to Chilterns AONB – would affect setting. Existing areas of woodland would need linking, extending and buffering.</p> <p>Leisure comments Overlaps Caddington Sports & Social Club Manor Road. Protection or re-provision of land and facilities required within accessible distance of existing facilities. Part of major development requiring standalone open space infrastructure. Adj to Rushmore Close Rec Area, Caddington Village Sch and St Andrews Playing Fields. Near to Blows Down, All Saints Church Cemetery, Caddington Village Green and the Leisure Gardens. Also near Heathfield Lower Sch (Outdoor Sport).</p>
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	G	No issues
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		<p>The site was not previously submitted to the 2014/2015 call for sites.</p> <p>The site was promoted through the Joint Core Strategy and favoured by Luton BC and part of the Joint Committee's justification for withdrawing the Joint Core Strategy in 2011. Further representations submitted in respect of the Luton Pre-Submission Local Plan in</p>

		December 2015. There is no other relevant planning history
Does the site continue to next stage?		No

STAGE 2 ASSESSMENT CONCLUSION

The site is not considered appropriate to accommodate the proposed development. Development would have considerable impact on the coalescence of settlements (Caddington and Slip end). Development would also have a detrimental impact on heritage/conservation assets. Site therefore considered unsuitable for development and fails stage 2.

STAGE 3: AVAILABILITY

The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		More than 15 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Long term (15+ years)
Market Signals			
36	Are there any market factors which would affect deliverability?	A	Dunstable and the M1 has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area. There is a weak office market in Central Bedfordshire, with occupiers preferring to locate in the bigger cities of Luton or Milton Keynes.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	A	Surrounding employment uses include those at Hatters Way and the industrial and business parks towards the south of Luton, as well as the Woodside Industrial Estate in Dunstable. These facilities serve local and national industrial occupiers, with small scale offices as well as distribution units dispersed throughout.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	A	As this site is adjacent to the M1 and south of Dunstable, it is in a strong market position for distribution uses. However, although the office market is generally weak in CBC, this sites location on the edge of Luton may be suitable for offices. Furthermore, the proposal is residential led, and therefore the market for offices may change within an increase in the local population.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet

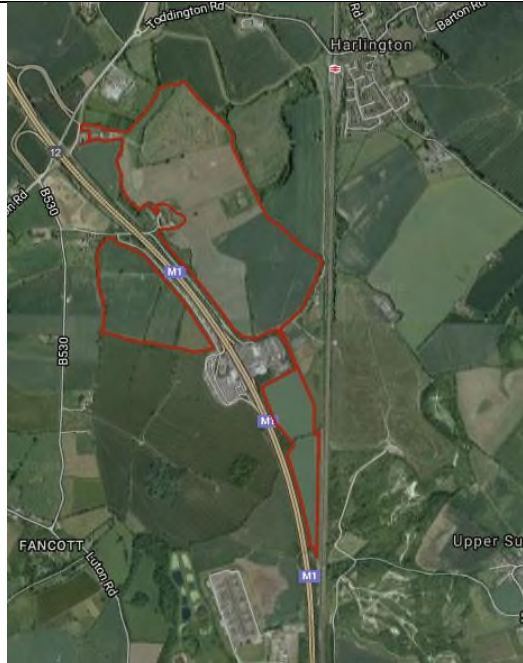
Does the site pass the assessment?	No
The site is considered inappropriate for development and therefore fails stage 2. The site is therefore not recommended for allocation for strategic employment development in the Local Plan.	

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Ref No	NLP443
Site Name	Land at Old Park Farm
Site Address	Land at Old Park Farm, Harlington, LU5 6HR
Settlement	Toddington
Size	Submitted Developable Area: 90 ha Submitted Whole Site Area: 113 ha Measured GIS Area: 111.3497 ha
Proposed Use	Strategic employment site serving CBC, comprising of approximately 241,548 sqm warehouse and logistics buildings with ancillary office accommodation.
Additional Info	
Map	

STAGE 1: SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	No	The site can accommodate 40,000 sqm employment
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	12.2% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30-year SW flood risk is 8.2%

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)

4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			Yes

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	G	The necessary strategic infrastructure is already in place for the delivery of the site. The proposal will provide the local access and environmental utilities necessary for a successful development.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	G	Greenfield
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	G	Developer has expressed interest in developing the site and all landowners are intent on development.
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	G	No issues
10	Does the site already have planning permission for the proposed use? ⁵	A	A planning permission for the redevelopment of the site for employment and a stadium was withdrawn. There are many applications for the existing moto cross circuit and clay pigeon shooting.
Does the site continue to next stage?			Yes

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

11	Is the site located within the Green Belt?	Yes	100% Green Belt
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	No	The site is within Green Belt area H3, and it is considered to make a strategic contribution to the purposes of the green belt.
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes	There is considerable need for strategic employment sites to meet the demand for large scale warehousing in CBC, this would justify the sites release from the green belt.
Does the site continue to next stage?			Yes

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

STAGE 2: SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> 76% - 100% (G) 26 - 75% (A) 25% - 0% (Greenfield) (R) 	R	The site is 100% Greenfield land.
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	No	The site is located within the Toddington Neighbourhood Planning area. No sites have yet been allocated to the plan.
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	No	Consultation is planned to take place.

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example, pylons, gas works, sewage treatment works, topography or wind turbines.	R	12.2% of the site is located within FZ 2/3. 100% of the site is located within the Greenbelt and would therefore require review. Two PROWs transverse the site. The site also contains a series of pylons. Parts of the site have an undulating, sloping topography.
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	A	The site includes the Old Park Farmhouse, a Grade 2 listed building. To the north-west of the site is Mill Farm, including Mill Farm and Mill Farmhouse, both Grade 2 listed buildings. Development could affect the setting of these heritage assets. The site is located 500m from the Chilterns AONB.
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> 50% or more in non-agricultural land (G) 50% or more in Grade 3b, 4 or 5 (A) 50% or more in Grade 1, 2 or 3a (R) 	A	100% Grade 3 – Good to moderate
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> Over 5km (R) 2km to 5km (A) Under 2km (G) 	R	5.25km to Flitwick town centre
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> Less than 400m (G) 400m-800m (A) Over 800m (R) 	A	The nearest bus stops are between 700m-900m away, on Harlington Road and Toddington Road.
22	Distance to nearest train station: <ul style="list-style-type: none"> Less than 800m (G) 800m-1200m (A) Over 1200m (R) 	A	Harlington train station is the nearest, at approx. 900m away.
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	G	The site is adjacent to the M1, with strategic access to junction 12.
Drainage and Flooding (All sites subject to Sequential Test)			
24	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? ⁷	G	Site is located in headwaters of River Flit – discharge of surface water should not exacerbate risk downstream
Environmental Health			
25	Contamination Are there any contamination constraints on site and will there be any remediation required?	A	Landfills on site: <ul style="list-style-type: none"> Pit 139a (1/1/1980-31/12/1989) inert & industrial waste Old Park Farm (15/7/89-1/9/89) industrial waste Former chalk pit/lime works
26	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	A	Impact of noise, air quality and light on residential receptors and other neighbouring land uses would need to be considered and evaluated in a feasibility study. This may have limitations in terms of the proposal
Environmental Constraints			
27	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R	Development NOT acceptable: pronounced, open, elevated site within the setting of the Chilterns AONB. Elevated landform highly apparent in local and wider landscape views and especially from elevated Sharpenhoe Clappers escarpment / Chilterns AONB – highest landscape designation requiring same level of protection of that of National Parks. Recreational value and access of highest sensitivity including PROW and National Trails, amenity must be conserved. Site area to southwest of M1 retains rural, open character and forms setting to Toddington / integral to rising landscape and associated views to the east Development of proposed character, scale and form would result in significant detrimental impact on landscape character, views and value – development cannot be mitigated given elevated views.
28	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	A	Site has multi-period archaeological potential but this would not prevent allocation providing appropriate mitigation is undertaken. The site lies within a landscape that is known to contain multi-period archaeological remains dating to the prehistoric, Roman and Saxon periods, some of which have been subject to small scale investigation in the past, therefore, the site has archaeological potential. Archaeological potential does not prevent allocation or development providing that an appropriate mitigation strategy in line with para 141 of the NPPF was implemented. Any planning submission would need to be accompanied by the

⁷ The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).

			results of an intrusive archaeological field evaluation to satisfy para 128 of the NPPF. Should the site be allocated, a contingency for archaeological works must be included in any proposal to prevent issues with viability.
29	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	A	2x CWS, Poplars Fm & River Flit, biodiversity opportunity area, old field boundaries, hedgerows, scrub and woodland in North. Potential impact on farmland species.
30	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A	Parish GI plan for Harlington identifies the aspiration conserve the river habitats along the River Flit, grassland and woodland at and adjacent to Poplars Nursery - on the north-western edge of this development site, and for the protection of the landscape around Old Park Farm, at the heart of the northern area of the proposed development. Impact on the setting of the Chilterns, and on the Icknield Way long distance footpath and other ROW in the proposed area. Leisure comments No loss of LS open space. Adj to Toddington Borehole and Sundon landfill Site. Near to Bury Orchard Rec Gnd & Sports Field, Poplars Playing Fields and Harlington Parish Spinney. Further afield: Sundon Hills Country Park.
Minerals and Waste			
31	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R	Currently an inert waste landfill site
Planning History			
32	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		CB/16/04681/OAC - Outline planning permission, with all matters reserved except for access, for mixed use development comprising: a new football stadium (use class D2), with ancillary stadium-related facilities (including spectator and media facilities, conference rooms, catering facilities and commercial space); residential floorspace (use class C3); flexible educational / community / commercial uses (use class D1/D2/B1(a)); hotel accommodation (use class C1); retail and food and drink (use class A1-A5); a food store (use class A1) car and cycle parking; and associated access, highways, utilities, public realm, landscaping, river works and associated ancillary works and structure. Target decision date 07/11/16. Decided (decision unknown).
Does the site continue to next stage?			No

STAGE 2 ASSESSMENT CONCLUSION

The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape.

As such, the site has overriding constraints which make it unsuitable for development. The site fails stage 2.

STAGE 3: AVAILABILITY


The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.

Achievability			
33	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> • 0 to 5 years (deliverable) • 6 to 10 years • 11 to 15 years • 15 to 20 years • Outside Plan Period 		0 – 5 years
34	Considering the size of the site, what is the indicative build out time?		0 – 5 years
35	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		Medium (5 – 10 years)
Market Signals			
36	Are there any market factors which would affect deliverability?	G	Dunstable has been a strategic location for the development of larger sheds, which have been a result of the growth of the national logistics market. There is therefore a strong market for similar distribution uses in this area.
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	G	The surrounding employment uses include Sundon Business Park, Luton Industrial Estate and the Woodside estate, which are all located on the periphery of Luton. These are primarily industrial and distribution sites, with some office uses. Market signals show that the market conditions for these sites has improved considerably coming into 2015/16, as vacancy rates have declined significantly (from 7% in 2011 to 1% in 2016) and rents have increased. This suggests a need for similar uses in the area.
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	G	Yes, market conditions for distribution units in this area are strong. There is particular demand for new-build units of 2,000 to 10,000 sqm.
Does the site pass this stage?			n/a

SUMMARY – to inform the summary spreadsheet	
Does the site pass the assessment?	No
<p>This site fails the assessment at Stage 2. The site is considered unsuitable for development in landscape terms, and landscape impacts cannot be mitigated. Further, the site is considered to provide a strategic contribution to the purpose of the green belt. The site is also located within a NP boundary, and the Parish Plan has identified aspirations to protect this landscape. As such, the site has overriding constraints which make it unsuitable for development.</p> <p>The site fails stage 2 and is therefore not recommended for strategic employment land allocation within the Local Plan.</p>	

<p>The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.</p> <p>Sites will be selected with reference to:</p> <ul style="list-style-type: none"> • The strategy, vision and objectives proposed in the draft plan • Technical evidence studies • The sustainability appraisal process • The results of public consultation • Flood Risk Sequential Approach • Viability and Market Assessment • Forecast future demand. • Achieving a suitable balance between demand and supply.
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Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP450
Site Name	Tempsford Airfield
Site Address	Land to the north of Tempsford Road, SG19 2JW
Settlement	Tempsford
Size	Submitted Developable Area: 125 ha Submitted Whole Site Area: 250 ha Measured GIS Area: 205.5802 ha
Proposed Use	Comprehensive mixed use village community of up to 3,750 dwellings, the employment will be delivered in the form of shops, offices, workshops and smaller scale business use appropriate for this part of the country.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	Although the whole site is large enough to accommodate 40,000 sqm employment, the proposal for residential led and small scale employment suggests it cannot accommodate strategic employment land.
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Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)

2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	8.7% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 12.3%

¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	There is one scheduled monument on the site, the Biggin Wood moated enclosure. Less than 50% of the site is covered by any nationally significant designation.
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the proposal is not for strategic employment

STAGE 1B ASSESSMENT			
This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs ³ . Intelligent judgement should be used to assess if the site progresses to the next stage.			
Critical Infrastructure			
6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	A	Site would need to deliver infrastructure to connect it to the existing railway and road network, and other urban facilities in the area.
Does the site continue to next stage?			Yes

STAGE 1C ASSESSMENT			
This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.			
Availability			
7	What is the existing use of the site? Would the existing use limit the development potential?	A	100% Brownfield, old wartime airfield.
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	G	No relevant planning applications
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT			
Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.			
Greenbelt			
11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no	Yes or No	Details

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

	contribution?		
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive characteristics of the settlement's built or natural form?	R/A/G or N/A	Details
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Agricultural Land Quality

19	Would the development impact on high quality agricultural land?	R/A/G	Any relevant additional detail
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Amptill.

	<ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 		
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STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	<p>What is the conclusion of the sequential approach to site allocations, in regards to flood risk?</p> <p>The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).</p>	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting? Are there any opportunities for enhancement of these assets?	R/A/G	Liaison with Archaeology and Conservation Officer
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer

31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
35	Considering the size of the site, what is the indicative build out time?		Details
Market Signals			
36	Are there any market factors which would affect deliverability?	R/A/G	Details
37	What is the extent and success of similar developments in the market area? Is there an over/under supply?	R/A/G	Details
38	Assuming 'normal' market conditions, if the site is offered to the market for its proposed employment use will it be successfully developed and occupied?	R/A/G	Details
39	What is a realistic timeline for the deliverability of the site? Short (0-5 years), medium (5-10 years), or long (10-15 years)?		
Does the site pass this stage?			Yes/ No

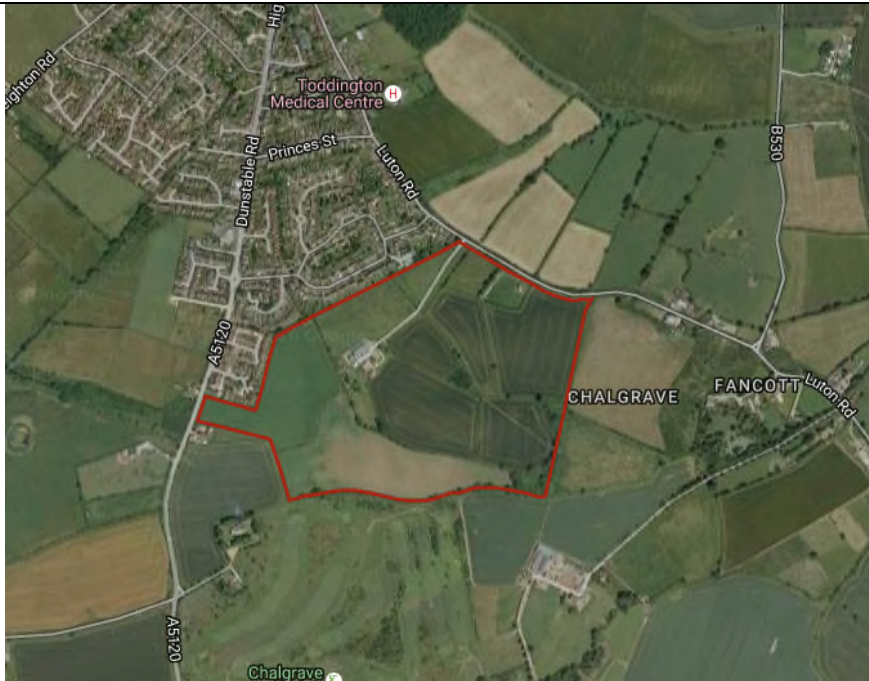
SUMMARY – to inform the summary spreadsheet			
Does the site pass the assessment?			Yes/ No
Detail			

The sites that pass through this assessment process will not automatically be allocated for development in the Local Plan.

Sites will be selected with reference to:

- The strategy, vision and objectives proposed in the draft plan
- Technical evidence studies
- The sustainability appraisal process
- The results of public consultation
- Flood Risk Sequential Approach
- Viability and Market Assessment
- Forecast future demand.
- Achieving a suitable balance between demand and supply.

Site Assessment Framework for STRATEGIC EMPLOYMENT¹

Site Details	
Reference Number	NLP453
Site Name	Land between Luton Rd - Dunstable Rd including Crowbush Farm
Site Address	Toddington
Settlement	Toddington
Size	Submitted Developable Area: approx. 35 ha Submitted Whole Site Area: approximately 50% of whole site Measured GIS Area: 34.51 ha
Proposed Use	Up to 150-350 residential homes, with associated infrastructure and housing, and the enhancement of the existing employment use on site.
Any other information	
Map	

STAGE 1 : SUITABILITY AND AVAILABILITY (EXCLUSIONARY STAGE)

This section will exclude any sites which do not pass the exclusionary suitability criteria and they will not be assessed further.

STAGE 1A ASSESSMENT

This stage of the assessment rules out sites that are too small or conflict with national policy designations.

Provisional Site Capacity

1	Does the submitted Developable Area indicate that the site is likely to accommodate less than 40,000Sq/m of floorspace? ²	Yes	The whole site could accommodate 40,000 sqm of employment; however, the proposal is for a residential led scheme and the masterplan suggests only 50% of the whole site would be developed. The employment floorspace would be complementary to the residential and would not meet the 40,000 sqm.
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¹ Strategic Sites are considered to be those that are either standalone sites or extensions to existing employment areas that would result in a minimum of 10ha being allocated and are likely to meet demand arising within and beyond the immediate area. Sites of less than 10ha are not being considered for employment allocations at this stage.

² Use a plot ratio of 40%.

Flood Risk (All sites which reach Stage 2 will be subject to the Sequential Test)			
2	Is more than 50% of the site located in Flood Zone 2 or 3?	No	0% in FZ 2/3
3	Is more than 50% of the site at risk from surface water flooding?	No	30 year SW flood risk is 0%
Nationally significant designations (All sites which reach Stage 2 be subject to detailed assessment)			
4	Is more than 50% of the site covered by nationally significant designations? These are: Sites of Special Scientific Interest, National Nature Reserves, Scheduled Monuments, Registered Parks and Gardens.	No	The site is not covered by any nationally significant designations
5	Is more than 50% of the site located within the Area of Outstanding Natural Beauty?	No	The site is not covered by an AONB
Does the site continue to the next stage (yes answers to questions 1, 4, or 5 prevent progression to the next stage)?			No – the employment will not be strategic

STAGE 1B ASSESSMENT

This stage of the assessment rules out sites that are not able to meet their critical infrastructure needs³. Intelligent judgement should be used to assess if the site progresses to the next stage.

Critical Infrastructure

6	Can the site meet the critical infrastructure requirements that will enable delivery ⁴ for employment?	R/A/G	Requirements and proposals
Does the site continue to next stage?			Yes/ No

STAGE 1C ASSESSMENT

This stage of the assessment rules out sites that are not available. A site is considered available for development where there are no legal or ownership problems and the landowner has expressed an intention to develop the site. Intelligent judgement should be used to assess if the site progresses to the next stage.

Availability

7	What is the existing use of the site? Would the existing use limit the development potential?	R/A/G	Details
8	Is the land controlled by a developer or land owner who has expressed an intention to develop the site?	R/A/G	Details
9	Are there any legal or ownership problems that could delay or prevent development? If Yes, can these issues realistically be overcome?	R/A/G	Details
10	Does the site already have planning permission for the proposed use? ⁵	R/A/G	Details
Does the site continue to next stage?			Yes/ No

STAGE 1D ASSESSMENT

Consultants will evaluate each site which lies within the Green Belt in terms of how it meets the five purposes of Green Belt. This section records the findings of the Strategic Green Belt Review. Intelligent judgement should be used to assess if the site progresses to the next stage.

Greenbelt

³ Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

⁴ This is an assessment based on the information known at this stage, a full assessment of infrastructure requirements will be undertaken before any sites are allocated.

⁵ Answers should be based on the criteria of: Red = Planning app for the proposed use; Amber = Planning app, but not for the proposed use; and, Green = No planning app

11	Is the site located within the Green Belt?	Yes or No	Details on coverage
12	If answer to question 11 is yes, then does the site lie within one of the parcels which have been identified in the Central Bedfordshire and Luton Green Belt Study as making only a relatively weak, weak, or no contribution?	Yes or No	Details
13	Are there any identified merits to the site or proposed use that may outweigh the harm to the Green Belt and which may contribute to identification of exceptional circumstances?	Yes or No	Details
Does the site continue to next stage?			Yes/ No

STAGE 2 : SUITABILITY (DETAILED ASSESSMENT)

STAGE 2A ASSESSMENT

This stage further assesses the site's suitability using detailed desktop assessment. A red rating for any question does not mean that the site will be automatically excluded at this stage as the ratings across Stage 2 will be looked at as a whole using planning balance.

Previously Developed Land

14	Is the site Previously Developed Land in accordance with the NPPF definition? <ul style="list-style-type: none"> • 76% - 100% (G) • 26 - 75% (A) • 25% - 0% (Greenfield) (R) 	R/A/G	Details
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Community

15	Neighbourhood Planning (only applicable in designated areas) Is the site identified as an employment allocation in an emerging Neighbourhood Plan?	Yes/ No or N/A	Details
16	Community Consultation Has any community consultation taken place? If yes, provide brief details on the form this consultation took and any overall community response.	Yes / No	Details

Physical Constraints

17	Are there any physical constraints or permanent features which would mean that less than 40% of the site was developable? For example pylons, gas works, sewage treatment works, topography or wind turbines.	R/A/G	Details
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Relationship to Settlements

18	Not applicable for sites which adjoin Significant Facilities in the Countryside⁶. Would development of the site be complimentary to the existing settlement pattern and would it have a negative impact on any historic unique or distinctive	R/A/G or N/A	Details
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⁶ Significant Facilities in the countryside include Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, Faldo Road Industrial Estate in Barton-le-Clay, Center Parcs and Lockhead Martin Ampthill.

	characteristics of the settlement's built or natural form?		
Agricultural Land Quality			
19	Would the development impact on high quality agricultural land? <ul style="list-style-type: none"> • 50% or more in non-agricultural land (G) • 50% or more in Grade 3b, 4 or 5 (A) • 50% or more in Grade 1, 2 or 3a (R) 	R/A/G	Any relevant additional detail

STAGE 2B ASSESSMENT

This stage further assesses the site's suitability using comments from technical specialists. Intelligent judgement should be used to assess if the site progresses to the next stage. Answers to Q's 25 – 33 will be supplied by CBC.

Transport and Access to Services

20	Distance to Town centre/ Local Centre: <ul style="list-style-type: none"> • Over 5km (R) • 2km to 5km (A) • Under 2km (G) 	R/A/G	Details
21	Distance to bus stops with a frequent service: <ul style="list-style-type: none"> • Less than 400m (G) • 400m-800m (A) • Over 800m (R) 	R/A/G	Details
22	Distance to nearest train station: <ul style="list-style-type: none"> • Less than 800m (G) • 800m-1200m (A) • Over 1200m (R) 	R/A/G	Details
23	What is the site's proximity to the Strategic Road Network (M1, A1, A421, A5) and Local Road Network (e.g. A6, A507)	R/A/G	Details

Drainage and Flooding (All sites subject to Sequential Test)

25	What is the conclusion of the sequential approach to site allocations, in regards to flood risk? The RAG conclusion relates to the sequential approach, e.g. if green – take forward, if amber - consider further assessment, if red – further assessment needed (L2).	R/A/G	To be completed by SFRA Consultants
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Environmental Health

26	Contamination Are there any contamination constraints on site and will there be any remediation required?	R/A/G	Liaison with Environmental Health
27	Adjoining uses Would any adjoining uses have the potential to cause conflict with the proposed use? (for example; noise and smell)	R/A/G	Liaison with Environmental Health

Environmental Constraints

28	Landscape character What would the impacts of development be on the landscape character or setting of the area or any designated landscapes? Would there be any direct or indirect harm to the Area of Outstanding Natural Beauty or the Nature Improvement Area?	R/A/G	Liaison with Landscape Officer
29	Heritage/ Archaeology What would the impacts of development be on any heritage or archaeological assets and their setting?	R/A/G	Liaison with Archaeology and Conservation Officer

	Are there any opportunities for enhancement of these assets?		
30	Ecological Assets What would the impacts of development be on any biological, geological or ecological assets and are there any opportunities for their enhancement?	R/A/G	Liaison with Ecology Officer
31	Open space/leisure and GI assets Are there any potential conflicts with open space or leisure designations?	R/A/G	Liaison with GI Officer and Leisure team, including consideration of Leisure Strategy.
Minerals and Waste			
32	What would the impacts of development be on safeguarded minerals and waste sites, including mineral safeguarding sites?	R/A/G	Liaison with M&W Officer
Planning History			
33	What is the sites planning history? (For example planning applications and submissions to previous Allocations Plans)		Details
Does the site continue to next stage?			Yes/ No

STAGE 2 ASSESSMENT CONCLUSION			
Is the site suitable for the proposed development?			

STAGE 3 : AVAILABILITY			
The section assesses the availability of the site; a viability assessment will be carried out on a shortlist at a later stage.			

Achievability			
34	When can the scheme realistically commence delivery? <ul style="list-style-type: none"> 0 to 5 years (deliverable) 6 to 10 years 11 to 15 years 15 to 20 years Outside Plan Period 		Details
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